

# COLUMBIA RIVER HOMES DEVELOPMENT

## SEPA ENVIRONMENTAL CHECKLIST

### ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background**

1. Name of proposed project, if applicable:

**Columbia River Homes Development**

2. Name of applicant:

**Terrie Cox Revocable Living Trust, Terrie Cox Trustee**

3. Address and phone number of applicant and contact person:

**16408 SE Mill Plain Blvd., Vancouver, WA. 98684  
(360) 607-4100**

4. Date checklist prepared:

**May 10, 2019**

5. Agency requesting checklist:

**City of Camas, Community Development, Planning Division**

6. Proposed timing or schedule (including phasing, if applicable):

**Proposed Construction Start: August 2019**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

**No, the project is proposed to be built as a single phase.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**A Natural Resources Assessment has been prepared and is attached.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

**Short Subdivision/Short Plat, Type II Land-Use Application.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Short Plat, Minor Design Design Review, Site Development and Building Permits.**

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

**The proposed development is for a (5) lot Short Subdivision for single family detached homes. The existing site is 28,110 sf and there is an existing home and detached garage that are proposed to be demolished. There is an existing gravel road that connects to SW 6<sup>th</sup> Avenue and service the subject site and an adjacent single family home and lot to the west. The site slopes south down to the BNSF Railroad right-of-way adjacent the subject site to the south. The existing slopes range from 5% to 20%.**

**The existing soils are shallow and underlain with bedrock. The existing slopes are stable, however the shallow bedrock makes stormwater treatment challenging and the existing railroad right of way blocks natural flows of stormwater to the Columbia River.**

**The existing site and access road configuration also poses challenges for emergency vehicle access and turnaround further burdening the subject site and affecting the buildable site area. An alternate turnaround configuration has been proposed to minimize the impacts to the site and building areas.**

**The proposed homes provide access driveways from the frontage access road. The garages of the homes are turned 90 degrees to the street frontage to minimize the visual impacts and the garage side facades provide articulation and visual interest.**

**The finish floor elevations of the homes are generally near the street front elevations to provide stormwater treatment facilities within the front yard setback for a portion of the homes impervious surfaces areas and for the access road impervious areas.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The subject site is located at 3210 SW 6<sup>th</sup> Avenue in Camas, Washington. The site is accessed via a gravel access road from SW 6th Avenue. Map: NE1/4,S16,T1N,R3E, Tax Lot 144, Parcel # 83128000

## **B. Environmental Elements**

### **1. Earth**

a. General description of the site:

(circle one): Flat, rolling, hilly, **steep slopes**, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?  
**30% max slope. Site slopes vary from 5% to 30%.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**Up to 4" of silty topsoil (ML) with silt (ML) one to two feet deep unlain with volcanic bedrock.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

**No. A geotechnical Investigation Report has been prepared.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

**Approximately 0.57 acres of the total site will be graded. The proposed grading, to the extent possible, will be balanced cut and fill on site, but it is estimated that there will be net fill of around 300 cubic yards.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

**Potential for localized erosion of areas being temporarily disturbed exists due to the moderate slope throughout most of the project area. The chance of erosion would be greatest during a period of extended or intensive rainfall. Wind erosion from exposed, dry soils is also possible. Construction documents will include erosion control utilizing best management practices that are consistent with the requirements of the City of Camas and the Washington Department of Ecology.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Upon completion of the project, approximately 60% of the site (outside of the public right-of-way) will be covered with impervious surface, including buildings, driveways, and sidewalk.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Proposed measures to reduce and control erosion, or other impacts to the earth, would be outlined in the completed Stormwater Pollution Prevention Plan (SWPPP). The SWPPP would include Best Management Practices (BMPs) that would be employed throughout the project to minimize impacts. Specific BMPs related to erosion would include the installation of silt and sediment control measures (stabilized construction entrances and parking areas, wheel washes, seeding, mulching, erosion nets, and surface roughening). The SWPPP would also include practices for the prevention of spills. Additional guidelines would govern vegetation preservation, protective fencing, concrete handling, and material stockpiling/staging.

BMPs that would be employed throughout the project to minimize impacts include the following, as well as other equivalent practices:

- Preserving Natural Vegetation (BMP C101)
- High Visibility Plastic or Metal Fence (BMP C103)
- Stabilized Construction Entrance (BMP C105)
- Wheel Wash (BMP C106)
- Construction Road/Parking Area Stabilization (BMP C107)
- Temporary and Permanent Seeding (BMP C120)
- Mulching (BMP C121)
- Nets and Blankets (BMP C122)
- Surface Roughening (BMP C130)
- Dust Control (BMP C140)
- Concrete Handling (BMP C151)
- Material Delivery, Storage, and Containment (BMP C153)
- Certified Erosion and Sediment Control Lead (BMP C160)
- Scheduling (BMP C162)
- Silt Fence (BMP C233)
- Straw Wattles (BMP C235)

Minimization measures include:

- Minimizing the area of vegetation disturbance
- Utilizing areas of previous disturbance to the maximum extent practicable
- Avoid work in wetlands and wetland buffers

## **2. Air**

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**Construction equipment exhaust during construction. The proposed single family residences would not produce emissions.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**No.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Not applicable, there are not emissions being generated by the proposed development.**

## **3. Water**

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The Columbia River is located to the south of the subject site. There is a BNSF Railroad right-of-way and vancat land between the subject site and the Columbia River.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Not Applicable, no wetland or work within a waterway is proposed.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**Not Applicable, no wetland or work within a waterway is proposed.**

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No, not applicable. The subject site is not located within the 100 year floodplain**

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No, not applicable, there are no discharges of waste materials proposed by this development.**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No, not applicable. There are no wells proposed.**

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**The sanitary systems from the single family homes will be connected to the public sanitary sewer system.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

**Stormwater is the most likely source of water run-off. The developer will construct an on-site storm drainage system that includes bio-retention facilities and stormwater dispersion trenches for stormwater management and disposal. Typical catch basins and roof drains will be used to collect on-site stormwater. The stormwater will be conveyed primarily by sheet flow and underground storm piping. All storm systems will be designed per the City of Camas design and construction standards.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

**Waste materials associated with the use, storage, and maintenance of construction equipment (e.g., leaks or spills of fuel, hydraulic fluids, lubricants, and other chemicals from storage containers or machinery), as well as equipment wash water, could enter groundwater through infiltration or surface waters through the stormwater system. However, BMPs will be used to prevent and minimize such releases.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**The proposal is not anticipated to significantly alter or affect drainage patterns within the vicinity of the site. The on-site stormwater system will be engineered to comply with local and state stormwater requirements as discussed above.**

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**BMPs that could be employed throughout project construction to minimize impacts include the following:**

- **Preserving Natural Vegetation (BMP C101)**
- **High Visibility Plastic or Metal Fence (BMP C103)**
- **Stabilized Construction Entrance (BMP C105)**
- **Wheel Wash (BMP C106)**
- **Construction Road/Parking Area Stabilization (BMP C107)**
- **Temporary and Permanent Seeding (BMP C120)**
- **Mulching (BMP C121)**
- **Nets and Blankets (BMP C122)**
- **Surface Roughening (BMP C130)**
- **Dust Control (BMP C140)**
- **Concrete Handling (BMP C151)**
- **Material Delivery, Storage, and Containment (BMP C153)**
- **Certified Erosion and Sediment Control Lead (BMP C160)**
- **Scheduling (BMP C162)**
- **Silt Fence (BMP C233)**
- **Straw Wattles (BMP C235)**

**Avoidance or minimization measures include:**

- **Minimizing the area of vegetation disturbance**
- **Utilizing areas of previous disturbance to the maximum extent practicable**

#### **4. Plants**

- a. Check the types of vegetation found on the site:

- X deciduous tree: alder, maple, aspen, other (Oregon white oak)
- X evergreen tree: fir, cedar, pine, other (Cypress)
- X shrubs
- X grass
- \_\_\_\_\_ pasture
- \_\_\_\_\_ crop or grain
- \_\_\_\_\_ Orchards, vineyards or other permanent crops.



- \_\_\_\_\_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- \_\_\_\_\_ water plants: water lily, eelgrass, milfoil, other
- \_\_\_\_\_ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Most of the vegetation planned for removal or alteration is residential lawn composed of non-native lawn grasses (e.g., tall fescue, orchard grass, bromes, and bluegrass) and weedy forbs (e.g., rough cats-ear, common dandelion, dove-foot geranium, Queen Anne's lace, English plantain, and chickweed) (Snyder and Watson 2019). The northeast corner of the parcel has a thicket of teasel, western white clematis, and Himalayan blackberry. The area of residential lawn or weedy thicket to be removed is 0.35 acres.**

**Tree species to be removed are mostly along the east and west margins of the property and short hedges. The species are arborvitae, various ornamental cypress species, and Douglas fir, typically less than 6 inch DBH.**

**Snyder, K. and I. Watson. 2019. HHPR Technical Memorandum. Cox parcel natural resource assessment. Prepared for Reiter Design Architect, Beaverton, Oregon. April 16, 2019.**

c. List threatened and endangered species known to be on or near the site.

**No threatened and endangered plant species are known to be on or adjacent to the site (Snyder and Watson 2019).**

**Snyder, K. and I. Watson. 2019. HHPR Technical Memorandum. Cox parcel natural resource assessment. Prepared for Reiter Design Architect, Beaverton, Oregon. April 16, 2019.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Trees along the southern parcel boundary will be retained where possible.**

e. List all noxious weeds and invasive species known to be on or near the site.

**The following plant species observed on the parcel during the November 9, 2018 site review (Snyder and Watson 2019) are on the 2019 Washington State noxious weed list (as Class C weeds) and thus noxious weeds under Camas Municipal Code 8.06.060.E.1.: rough cats-ear, Queen Anne's lace, teasel, and Himalayan blackberry. The first two species are present throughout the lawn and the latter two occur as a thicket in the northeast corner of the parcel. Some Himalayan blackberry is also present along the southern parcel boundary.**

**A single Norway maple occurs in the southeast corner of the parcel. Other than non-reproducing cultivars, this species is typically considered an invasive species in the region.**

**Snyder, K. and I. Watson. 2019. HHPR Technical Memorandum. Cox parcel natural resource assessment. Prepared for Reiter Design Architect, Beaverton, Oregon. April 16, 2019.**

## 5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site.

**No threatened and endangered animal species are known to be on or adjacent to the site (Snyder and Watson 2019).**

Snyder, K. and I. Watson. 2019. HHPR Technical Memorandum. Cox parcel natural resource assessment. Prepared for Reiter Design Architech, Beaverton, Oregon. April 16, 2019.

- c. Is the site part of a migration route? If so, explain.

**The site is not part of a migratory route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**The site is likely limited to birds, mammals, and other animals habituated to human residential activity..**

- e. List any invasive animal species known to be on or near the site.

**No invasive animal species were observed on or near the parcel during the November 9, 2018 site review (Snyder and Watson 2019).**

Snyder, K. and I. Watson. 2019. HHPR Technical Memorandum. Cox parcel natural resource assessment. Prepared for Reiter Design Architect, Beaverton, Oregon. April 16, 2019.

## 6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**The homes are proposed to have electric space heating.**

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**No, the proposed development will not affect the potential use of solar energy. A public road right-of-way is to the north of the subject site.**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

**The proposed homes will be complaint with the current State of Washington Energy Code requirements. The large south facing windows will be triple glazed to reduce heat gain and heat loss and enhance energy conservation. LED lighting will be used throughout the homes.**

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

**Not applicable. As a single family development no toxic chemicals will be present.**

- 1) Describe any known or possible contamination at the site from present or past uses.

**None known.**

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known.**

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None known.**

- 4) Describe special emergency services that might be required.

**No special emergency services are required for the proposed single family residential development.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None required. There are no environmental hazards being generated by the single family development.**

## **b. Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**The BNSF Railroad main line is adjacent the subject site to the south The regular scheduled daily trains produce substantial noise.**

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**The proposed single family homes will not produce noise that is out of the ordinary and would not affect adjacent properties.**

- 3) Proposed measures to reduce or control noise impacts, if any:

**The homes will have triple glazed windows on the south facing facades to help mitigate the noise generated by the trains.**

## **8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The current use of the property is single family residential. The adjacent properties to the east and west are also single family residential. The BNSF Railroad right of way is to the south and SR 14 is to the north. The proposed use of the subject site is single family residential.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**No, not applicable, the subject site has no record of being farm or agricultural lands.**

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No, not applicable, there are no adjacent farm or forest lands.**

- c. Describe any structures on the site.

**There is an existing wood-framed house and a detached garage.**

- d. Will any structures be demolished? If so, what?

**The existing house and garage will be demolished.**

- e. What is the current zoning classification of the site?

**MF-10, Multifamily Residential**

f. What is the current comprehensive plan designation of the site?

**MFL Multiple Family Residential**

g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable, the subject site is not located within the shoreline master program area.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Yes, for a potential geological hazard, slope stability.**

i. Approximately how many people would reside or work in the completed project?

**There will be (5) single family residences. Assuming (2) persons per bedroom that would equal (6) per home for a total of 30 occupants based upon the International Building Code occupancy classifications.**

j. Approximately how many people would the completed project displace?

**The existing single family home is a rental home. The existing tenant will be vacated.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**None**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The existing use is single family residential. The adjacent uses are single family residential. The proposed development is fully compatible.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**Not applicable. There are no agricultural lands included with in the proposed development.**

## **9. Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**There will be (5) single family homes. The homes will be for sale, high-end.**

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**One low-end single-family residence is being demolished for this development.**

- c. Proposed measures to reduce or control housing impacts, if any:

**The development will add (4) single family homes.**

### **10. Aesthetics**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**The buildings will be compliant with the 35 foot height limitation for the MF-10 zoning district. The building height is as determined by the CMC.**

**The building exteriors will be a mix of lap, shingle and board and batten fiber cement siding with stone veneer accents.**

- b. What views in the immediate vicinity would be altered or obstructed?

**The are no structures upland, or uphill from the proposed development. No views of the Columbia River to adjacent neighbors will be obstructed.**

- c. Proposed measures to reduce or control aesthetic impacts, if any:

**The proposed single family residential designs are compatible with existing adjacent homes in the vicinity of the subject site.**

### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The proposed single family residences will not produce glare or light off the subject site.**

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No. Any exterior light fixtures will be shielded and directed downward to grade and will not produce glare or unwanted light to the adjacent properties.**

- c. What existing off-site sources of light or glare may affect your proposal?

**New street lighting will be installed for the public access road. There are no other adjacent lighting sources.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**Any exterior light fixtures will be shielded and directed downward to grade and will not produce glare or unwanted light to the adjacent properties.**

## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**There are no informal recreation opportunities in the immediate vicinity. Klickitat Park is approximate 1.5 miles north and Prune Hill Sports Park is about 2-1/2 miles to the northwest.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No, not applicable.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**Not applicable.**

## **13. Historic and cultural preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**According to Clark County assessor records (2018), the house and detached garage were constructed in 1936 with an effective build date of 1950. Project proponents propose the demolition of these existing structures for the subsequent short platting of Parcel 83128-000 into 6 lots for the development of townhome-style single family residences (Figure 6). The existing house and detached garage meet the minimum age requirement to qualify as a historic resource. As such, ASCC has completed and submitted Historic Property Inventory (HPI) form for the house to be filed with the Department of Historic Preservation (DAHP).**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**An Archaeology Predetermination Survey has been completed for the subject site. The completed survey, prepared by Archaeological Services, LLC produced a negative finding. The survey has been filed with DAHP and the affected Tribes.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**An Archaeology Predetermination Survey has been completed for the subject site. The completed survey, prepared by Archaeological Services, LLC produced a negative finding. The survey has been filed with DAHP and the affected Tribes.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**The Archaeological Predetermination Survey resulted in a negative finding and not further monitoring is required as noted in the completed survey report.**

#### **14. Transportation**

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**The subject site is served by an access/frontage road from SW 6<sup>th</sup> Avenue. The access road also serves the adjacent single family home and lot to the west.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**The subject site is not served by the C-Tran Transit system. The nearest transit bus stop is approximatey ¾ miles to the east.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**As a single family residential development this is not applicable.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**The existing gravel access/frontage road will be developed to city street standards. This will include a 20 foot minimum paved width with a curb tight sidewalk and roled curb on the south side and a stright curb on the north side.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

**The BNSF Railroad right of way and main line is adjacent the subject site to the south.**



- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Due to the small size of the proposed development a transportation impact study nor a trip generation report are required.**

**The ITE Category for a Single Family Residence is 210. The daily trip rate is 9.57/dwelling unit. This equates to 48 trips per day.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No, this is not applicable.**

- h. Proposed measures to reduce or control transportation impacts, if any:

**Not applicable.**

### **15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**No.**

- b. Proposed measures to reduce or control direct impacts on public services, if any.

**The proposed public access road improvements will provide an emergency vehicle turn around with currently does not exist. This will improve fire services. Additional fire hydrants will also be provided improving the fire protection.**

### **16. Utilities**

- a. Circle utilities currently available at the site:

**electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system.**  
other \_\_\_\_\_

- d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**The existing 6-inch cast iron water main located in SW 6<sup>th</sup> Avenue ends at the eastern edge of the property with a fire hydrant stubbed to the south. An 8-inch water line will be extended to the west within the access roadway to serve the proposed lots, with a separate water service and meter for each lot.**

**The existing 3-inch PVC sanitary sewer force main in SW 6<sup>th</sup> Avenue, east of the proposed site, will be extended within the access roadway to the west property line of the site. STEP systems will be located on each lot, and will connect to the proposed 3-inch sanitary force main.**

### **C. Signature**

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: \_\_\_\_\_



Name of signee : Scott A Reiter, President.

Position and Agency/Organization: Reiter Design Architect, Incorporated

Date Submitted: May 10, 2019