



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
WETLAND AND HABITAT REVIEW

Notice of Optional SEPA Determination of Non-Significance (DNS)

Rev 6.12.19

Working together. Securing your safety. Protecting your investment.

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impacts on the environment, and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Written comments on the SEPA DNS may be submitted to the Responsible Official by August 14, 2020.

Case number: SLR-2020-00025
Project name: Leilani Ridge Apartments
Applicant: John Floyd
Location: 14118 NE 35th Avenue

Project Description: Demolition of existing structures and grading for future redevelopment.

Further information can be obtained by contacting Brent Davis, Program Manager, 564.397.4152 or brent.davis@clark.wa.gov. SEPA documents and other project information can also be found on Clark County's website: www.clark.wa.gov/community-development/wetland-and-habitat-review.

RESPONSIBLE OFFICIAL: Dan Young, director

Date of this notice: July 30, 2020

Closing date for public comments: August 14, 2020 – fifteen days from notice

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date above will be considered before the likely DNS is final. This notice is to inform potentially interested parties about the application and invite written comments regarding any concerns.

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Kristi Mollman
Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal

Under the optional DNS process in WAC 197-11-355 and the procedures in WAC 197-11-680(3)(a)(vii), any appeal of this determination must be submitted to Community Development by 3 PM on August 20, 2020.

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: Leilani Ridge Two Apartments
2. Name of applicant: MAJ Development
3. Address and phone number of applicant and contact person:

Applicant

MAJ Development
Attention: Brandi Ho
300 West 15th Street, Suite 200
Vancouver, WA 98660
brandiw@majdevelopment.com
(360) 823-5112

Contact Person

Mackenzie
Attention: John Floyd
101 E 6th Street, Suite 200
Vancouver, WA 98660
jfloyd@mcknze.com
(360) 787-7360

4. Date checklist prepared: July 21, 2020

5. Agency requesting checklist: Clark County

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

Construction is expected to begin upon receipt of all necessary permits, likely Summer 2020.

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

Yes, a separate land use application has been submitted to construct three apartment buildings containing 50 dwelling units and associated site improvements regarding site access and circulation, parking, and recreational and service facilities.

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

An arborist tree survey was conducted to evaluate and mitigate potential impacts to a 38" Oregon white oak (Garry oak) resulting from the removal of two (2) Douglas Firs from within its dripline (Teragan & Associates, dated April 1, 2020). No ground disturbance or development within the dripline is proposed as part of this application.

A biologist report regarding the potential habitat value of a snag located on the site (ELS, dated February 3, 2020). The conclusion of this report was that the snag does not meet the WDFW criteria for priority snag habitat.

A geotechnical report addressing site specific geological hazards was prepared and the recommendations of the report integrated into the proposed plans (HartCrowser; November 27, 2018; revised January 6, 2020; and including Addendum 1, dated April 21, 2020) .

An Archaeological Pre-Determination report was completed by WillametteCRA (October 2, 2018). The conclusion of the report was that an archaeological resource survey is not necessary.

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.

Yes, a separate land use application has been submitted to construct three apartment buildings containing 50 dwelling units and associated site improvements regarding site access and circulation, parking, and recreational and service facilities. The scope of this document is limited to demolition, grading, and the construction of retaining walls.

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

- Clark County Habitat Review
- Clark County Critical Areas Permit
- Clark County Demolition Permit
- Clark County Excavation, Fill and Stockpile (Grading) Permit
- Clark County Building Permit
- Washington State Department of Ecology Construction Stormwater NPDES Permit

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.)

Leilani Ridge LLC seeks to perform demolition, grading, and construction of retaining walls necessary for the future redevelopment of approximately 2.88 acres at 14118 NE 35th Avenue. The proposed grading work would result in approximately 2,730 cubic yards of grading and the construction of two retaining walls. Associated with the work will be the demolition of two existing but vacant dwellings and associated outbuildings.

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 site consists of tax lot 603269000 and is immediately adjacent to Washington State University to the east, Salmon Creek Parkway to the southeast, the Avalon Meadows Subdivision to the north, and DLS Estates Subdivision to the west. The general address is 14118 NE 35th Avenue, Vancouver, WA 98686. Site plans, vicinity maps, and topographic maps are included in the Site Plan documentation in Exhibit D.

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)?

The geotechnical report identifies a slope up to 35% along the southern portion of the property.

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.

The report generated by the NRCS Web Soil Survey indicates that the near surface soils at the site property consist primarily of Gee silt loam (30 to 60 percent slopes) with Hillsboro silt loam (3 to 8 percent slopes) mapped along the southern portion of the site. A geotechnical report has been prepared for the overall property and provides additional near and subsurface information.

No commercially significant agricultural lands will be impacted as a result of this proposal.

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

No surface indications of unstable soils and the geotechnical report reports that the soils on the site are stable.

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.

The net volume of cut and fill is estimated to be approximately 2,730 cubic yards. In general, cut and fills across the site will disturb approximately 2.88 acres of the site. Earthwork will generally consist of light mass grading and excavation and backfilling for utilities and foundations. Initial site preparation and earthwork operations will include clearing and grubbing, stripping, and grading to establish subgrade elevation for improvements. Grading is anticipated to be concentrated on the northern portion of the site where the buildings will be located, and within and adjacent to the recently vacated right of way to bring site access to current code. The steeper slopes along the southern portion of the property will remain untouched.

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

Potential erosion related to construction will be addressed by erosion and sediment control plans consistent with the WA Department of Ecology's 2005 Surface Management Manual for Western Washington (SWMMWW). In addition, a grading and erosion control plan will be developed and approved by Clark County prior to commencing construction. The erosion control plan will minimize the potential for erosion from construction activities onsite.

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

The proposed grading work will remove all or virtually all existing impervious surfaces and will not be replacing them with new impervious surfaces.

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

Develop an approved erosion control plan and implement erosion Best Management Practices on the site during construction; comply with Washington State Department of Ecology NPDES permit requirements for soils disturbance during construction activities.

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.

During construction, equipment exhaust and dust would occur. Upon project completion, automobile exhaust from future residents would be emitted.

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

Based on the surrounding uses, it is not anticipated that any off-site sources or emissions will impact the proposal.

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

Compliance with applicable state, local and federal regulations.

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.

None, within in the immediate vicinity. Salmon Creek is located about 460 feet southeast of the site. Salmon Creek eventually flows into 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.

None.

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

No.

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

No.

- 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.

None proposed.

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 wells are proposed with this project. Water will be supplied to future development on the site by Clark Public Utilities.

- 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.

No on-site wastewater treatment systems are proposed with this development.

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.

As described in the Stormwater Technical Information Report, stormwater will occur as a result of runoff from the site and will be controlled through preservation of existing slopes and vegetation thereon, and the use of erosion control measures to stop sediment from leaving the site during storm events.

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

It is not anticipated that mass grading of the site will generate significant waste materials.

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

No.

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

As described in the Stormwater Technical Information Report, erosion control measures will be implemented to stop sediment from leaving the site during storm events. These measures include strategies such as preservation of existing vegetation, establishment of a stablished construction access point, the use of silt fences, and sediment control devices.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- 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?

Some grass, landscaping and trees on the site will be removed during construction.

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

A 38" Oregon White Oak (*Quercus Garryana*) is located on the site and will be preserved. No development or ground disturbance will occur within its dripline.

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

An existing Oregon White Oak (*Quercus Garryana*) will be preserved for incorporation into future landscaping associated with the apartments. Construction will utilize soils stabilization Best Management Practices which may include temporary seeding and vegetation of disturbed soils.

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

None known.

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.

None known.

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

According to the U.S. Fish and Wildlife Service, the entire West Coast is within the Pacific Flyway, a broad migratory corridor that extends from Canada to Mexico.

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

Due to the habitat they provided, an existing 38" Oregon white oak (*Quercus garryana*) will be preserved, as previously described in this report and the attached arborists report.

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

None known.

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.

Electric energy may be used to meet the completed project's energy needs for heating, lighting, and other uses, with additional energy sources to be determined through the building permit process.

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

No, the site plan, and building design will not impact the solar energy potential for surrounding properties.

- 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 project will comply with applicable energy requirements in state and local codes.

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.

No environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, or hazardous waste exposure is anticipated with this proposal.

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

The site's most recent use was residential. There is a single-family house and a manufactured home on the site. Clark County Public Health identified an existing on-site sewage system on the site that will be decommissioned and removed. No other possible sources of contamination are known to be on the site.

- 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.

It is not anticipated that toxic or hazardous chemicals will be stored, used, or produced during the project's development, construction, or at any time during the operating life of the project.

Describe special emergency services that might be required.

No special emergency services are anticipated to be needed.

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

This proposal does not anticipate the need for any measures to reduce or control environmental health hazards.

b. Noise

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

None.

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.

Short-term construction activity-related noise is anticipated during daylight hours consistent with state and local regulations. Long-term noise associated with the operation is expected to be limited to typical noise generated by a multi-family residence.

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

This proposed demolition and grading is not anticipated to generate noise beyond short term construction impacts as discussed above.

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 subject site is a single tax lot that is approximately 2.88 acres. The site has two (2) existing structures: a single-family home and a manufactured home. Both are unoccupied. Adjacent uses include: single-family residential west and north, vacant to the east and multifamily residential to the south. The proposed multifamily residential use is expected to be compatible with the surrounding uses. As a result, the proposal is not expected to affect land uses on the nearby or adjacent properties.

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?

Based on aerial photographs available through Clark County GIS, it does not appear the site has been used for farm or forest lands since 1955 (the latest available aerial photograph). In addition, the geotechnical report did not identify conditions that would indicate farming uses. As a result, no commercial agricultural or farmland will be converted to another use. No farmland or forest tax status will be converted to nonfarm or nonforest land use.

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

No. The project site adjoins residential and educational uses.

c. Describe any structures on the site.

The site has two (2) existing structures that will be removed as part of this proposal. One is a single-family house and the other is a manufactured home. Both are unoccupied.

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

Yes, both existing structures will be removed from the site.

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

Office Residential (OR-30).

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

Urban High Density Residential (UH).

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

N/A.

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

None.

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

The proposal is limited to demolition and grading associated with future development of the site for residential land uses. No housing is included in the proposal.

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

One single-family residential home and one manufactured will be displaced, both of which are vacant.

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

None required.

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

This proposal is designed to comply with the Clark County Development code.

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

No agricultural or forest lands of long-term commercial significance are impacted as part of this proposal.

9. Housing

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

The proposal is for demolition and grading; no housing is proposed.

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

Two single-family homes will be eliminated as part of this proposal.

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

None necessary as the grading is intended to support future redevelopment of the site.

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 proposal is for grading only with two retaining walls, the largest of which will be 17 feet in height and facing away (downhill) from adjoining residential land uses.

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

No protected views will be altered or obstructed.

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

As part of the proposed grading, areas of existing tree cover have been avoided where to possible to preserve existing trees to provide visual buffers and retaining walls face away from adjoining single-family homes located to the west and south.

11. Light and Glare

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

No lighting is proposed or anticipated with the proposed grading work.

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

No.

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

No off-site sources of light or glare are anticipated to affect the project, and the proposal does not consist of light-sensitive uses.

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

No light and glare impacts are anticipated.

12. Recreation

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

Designated and informal recreational opportunities will be provided with the future development of this property, in compliance with Clark County standards for multi-family development.

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

The proposal will not displace any existing recreational uses.

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

Recreation opportunities and spaces will be provided as part of this proposal as required through Clark County Development Code.

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.

An Archaeological Report conducted by WillametteCRA reviewed the existing structures on the site. As documented in their report, the previous landowner indicated the bungalow house was built in 1926, but this could not be confirmed. Based on reviewing historic maps, WilametteCRA concluded the house was likely built before 1940. However, age alone is not a marker of eligibility and WilametteCRA does not indicate that the site or structures would be eligible to be listed on nation, state or local preservation registers.

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.

While the project location is situated in a high probability area, the archaeological report prepared by WilametteCRA identified no evidence of precontact archaeological resource during our investigation and post-contact resources were limited to an isolated discovery of three whiteware shards as documented in the report. It therefore recommended no further archaeological investigations for the proposed project.

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.

WillametteCRA conducted the analysis by reviewing historical data, previous reports, pedestrian survey, and shovel probing as documented in the report.

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.

If any artifacts or human remains are found, work still stop immediately and the applicant will contact County Planning Staff and DAHP.

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 site currently has full access from NE Salmon Creek Avenue the fronts the southern boundary of the site. The proposed work will preserve, utilize, and perform grading necessary to bring this access point into compliance with current access standards for private development. See the proposed site plan for details.

- 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?

Public transit does not directly serve the site. The closest transit stop is located about 0.5 miles away from the site at NE 139th Street and NE 29th Avenue.

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

The proposal will not create any new parking spaces, but will perform grading work associated with the future development of the site to include parking spaces.

- 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).

Proposed grading work will not require or improve any public roads, streets, or pedestrian facilities. It will support future development of the site to include public bicycle and pedestrian improvements to provide connectivity through the site, and private pedestrian and vehicular improvements associated with future development of the site for residential use.

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

No.

- 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?

No new vehicular trips will be generated by the completed grading.

- 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.

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

None other than temporary construction related traffic controls, in compliance with County requirements.

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.

The proposed demolition and grading will not result in an increased need for public services.

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

The applicant will pay traffic, park, and school impact fees to reduce or control the direct impacts of the proposed development.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. 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.

No new utilities are proposed or necessary for the proposed demolition and grading work.

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: Michael Jenkins

Position and Agency/Organization: Owner Representative – Leilani Ridge LLC and MAJ Development

Date Submitted: June 23, 2020 (**Revised July 21, 2020**)

