

Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance** (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: October 24, 2016

Closing date for public comments: November 8, 2016

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: HEATON CLUSTER SHORT PLAT

Case Number: PLD2016-00017 / SEP2016-00041 / SHL2016-00032 / FLP2016-00016 / HAB2016-00058 / GEO2016-00012 / EVR2016-00035

Request: Short Plat approval to divide 12.16 acres in to 2 cluster lots and a remainder lot located in the R-5 zoning district

Location: 32619 SE 6th Circle



Community Development
 1300 Franklin Street, Vancouver, Washington
 Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
 Phone: (360)397-2322
 Relay: 711 or (800) 833-6384
 E-mail: ADA@clark.wa.gov

Applicant/Contact: Bruce A. Neill
Neill Real Estate Services
12913 NE 41st Street
Vancouver, WA 98682
Phone: (360) 260-1028
Email: bruceneill@comcast.net

Property Owner: The Heaton Trust
Scott Heaton and Therese Heaton, Trustees
32619 SE 6th Circle
Washougal, WA 98671
Email: scott@comcast.net

Parcel numbers: 142948-000

Township: 2 North **Range: 4 East** **Section: NE 32**

Neighborhood Contact: Washougal River Neighborhood Association – Inactive
Neighborhood Associations Council of Clark County (NACCC)
Doug Ballou, Chair
Phone - (360) 573-3314, **E-mail -** dougballou@comcast.net

Staff Contact: Richard Daviau
Phone: (360) 397-2375 ext. 4895
Email: Richard.Daviau@clark.wa.gov

Applicable code sections

Clark County Code Sections: Title 15 (Fire Prevention), 40.210.020 (Rural Districts), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Stormwater & Erosion), 40.420 (Flood), 40.430 (Geo-hazards), 40.440 (Habitat), 40.460 (Shoreline), 40.500 & 40.510 (Procedures), 40.550.010 (Road Modifications), 40.570 (SEPA), 40.570.080 (SEPA Archaeological), 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: August 5, 2016
Fully Complete date: August 22, 2016

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Public Comment Deadline: November 8, 2016

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

Mail: Attn: Richard Daviau
Department of 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.

Email: Richard.daviau@clark.wa.gov

SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance:** The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

Distribution

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division

Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe

State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation

Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation

Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation

Special Purpose Agencies: East County Fire Protection District
Clark Public Utilities
Washougal Water District

The Media: The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record

Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran

Additional attachment for agencies:

- SEPA checklist



BASIS OF BEARINGS
 RECORD OF SURVEY IN BOOK 25,
 PAGE 67, CLARK COUNTY SURVEY
 RECORDS.

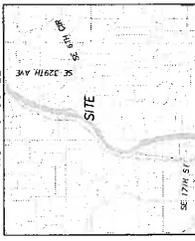
PROPOSED HEATON CLUSTER SHORT PLAT

A PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SECTION 32,
 TOWNSHIP 2 NORTH, RANGE 4 EAST, W.M.
 COUNTY OF CLARK AND STATE OF WASHINGTON

PARCEL NO. 14294800
 32619 SE 6TH CIRCLE
 AUGUST 11, 2016

TOTAL LAND AREA 12.16 ACRES

VICINITY MAP
 NOT TO SCALE



EXISTING CONDITIONS STATEMENT
 PURSUANT TO CLARK COUNTY GIS:

1. THERE ARE NO MAPPING INDICATORS TO SHOW HISTORIC SITE.
2. THE SITE IS OUTSIDE THE FLOOD HAZARD AREA.
3. THERE ARE NO NON-HYDRIC SOILS AND GEOLOGICAL HAZARDS EXIST.
4. HABITAT CONSERVATION AREAS EXIST.
5. THE ARCHAEOLOGICAL PROBABILITIES RANGE FROM LOW TO HIGH.

APPLICANT/CONTACT

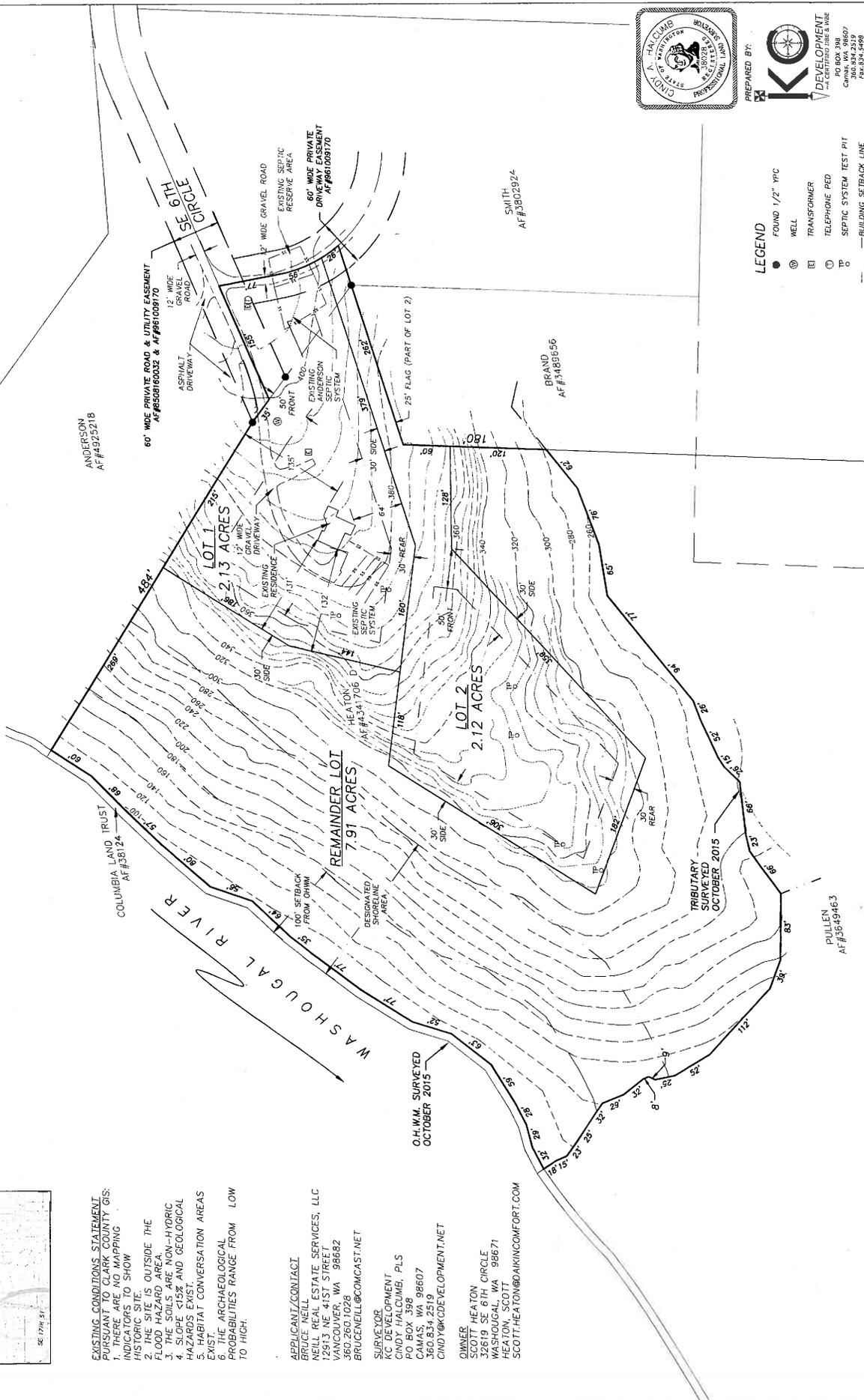
BRUCE NEILL
 NEILL REAL ESTATE SERVICES, LLC
 12913 NE 41ST STREET
 VANCOUVER, WA 98682
 BRUCENEILL@COMCAST.NET

SURVEYOR

KC DEVELOPMENT
 CINDY HALCUMB, PLS
 PO BOX 398
 CLATSOP, WA 97141
 CINDY@KCDEVELOPMENT.NET

OWNER

SCOTT HEATON
 32619 SE 6TH CIRCLE
 WASHOUGAL, WA 98671
 HEATON, SCOTT
 SCOTT.HEATON@QUAKINCOMFORT.COM



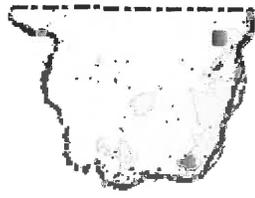
LEGEND

- FOUND 1/2" WPC
- ⊕ WELL
- ⊞ TRANSFORMER
- ⊞ TELEPHONE PED
- ⊞ SEPTIC SYSTEM TEST PIT
- BUILDING SETBACK LINE



PREPARED BY:
 KC DEVELOPMENT
 A CERTIFIED FIRM & WBE
 360.834.2319
 FAX: 360.349.9490

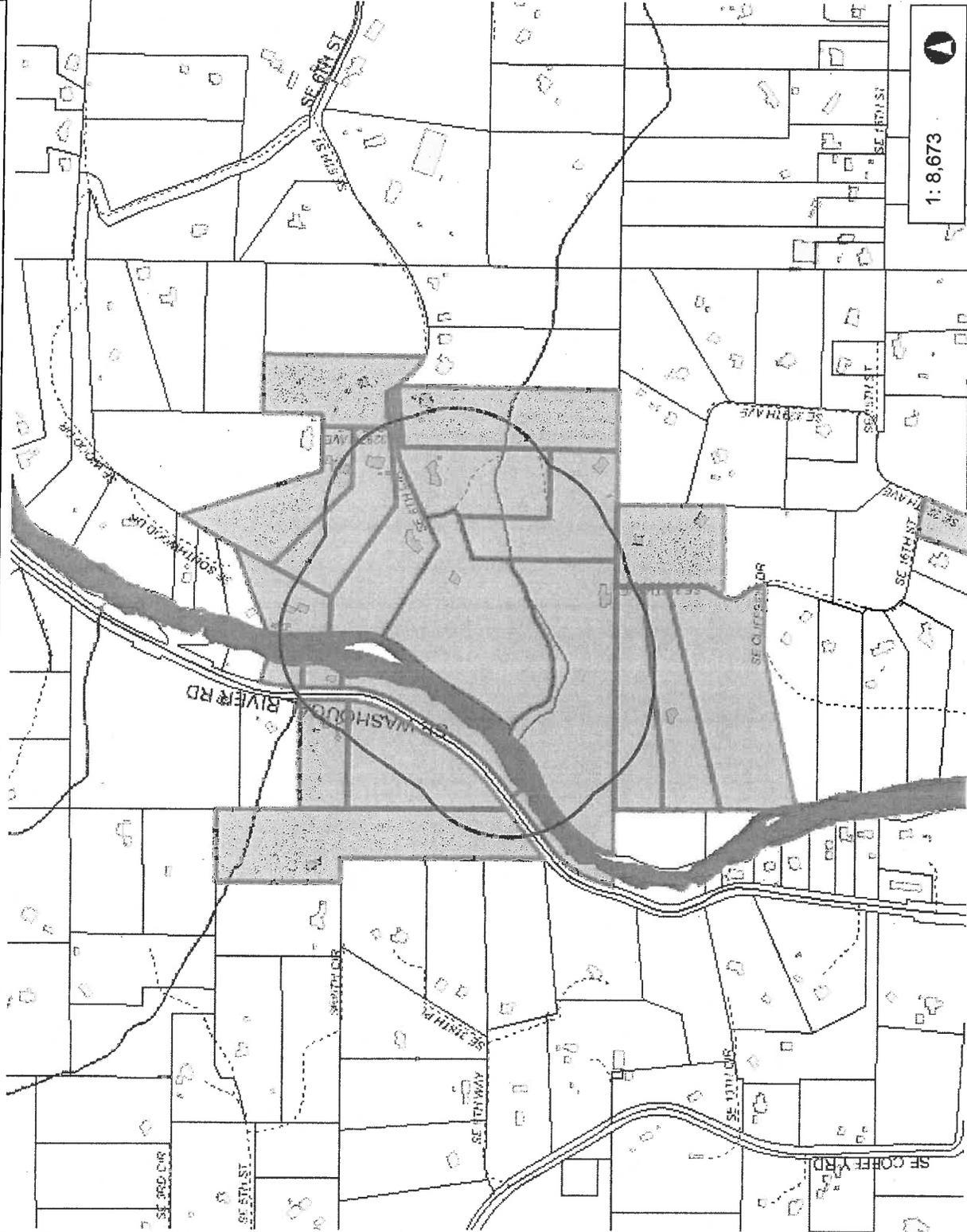
Heaton Cluster Short Plat 500' List



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



1: 8,673



1,445.5 0 722.76 1,445.5 Feet

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Revised 9/1/11



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:
HEATON CLUSTER SHORT PLAT
2. Name of applicant:
NEILL REAL ESTATE SERVICES, LLC
3. Address and phone number of applicant and contact person:
BRUCE A. NEILL
12913 NE 41st STREET
VANCOUVER, WA 98682
(360) 260-1028
4. Date checklist prepared:
JULY 10, 2016
5. Agency requesting checklist:
CLARK COUNTY COMMUNITY DEVELOPMENT
6. Proposed timing or schedule (including phasing, if applicable):
THE FINAL PLAT AND RECORDING OF THE HEATON CLUSTER SHORT PLAT IS PLANNED FOR THE SPRING/SUMMER OF 2017. FUTURE HOME CONSTRUCTION ON LOT 2 IS UNKNOWN.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
ALTHOUGH THERE ARE NO PLANS OR TIMING, ULTIMATELY A SINGLE FAMILY HOUSE AND APPURTENANCES WOULD BE CONSTRUCTED ON LOT 2.
8. List any environmental information that has been or will be prepared related to this proposal.
HABITAT PREDETERMINATION, HABITAT PERMIT, SHORELINE EXEMPTION, FLOODPLAIN EXEMPTION.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
YES. PRELIMINARY AND FINAL PLAT APPLICATIONS PRIOR TO RECORDING OF THE SHORT PLAT. A HABITAT PERMIT APPLICATION ACCOMPANIES THE CLUSTER SHORT PLAT APPLICATION.
10. List any government approvals or permits needed for your proposal:
PRELIMINARY CLUSTER SHORT PLAT APPROVAL. CIVIL ENGINEERING APPROVAL. HABITAT PERMIT. SHORELINE EXEMPTION. FLOODPLAIN EXEMPTION.
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 APPLICATION IS TO PLAT 12.16 ACRES INTO 2 RURAL CLUSTER RESIDENTIAL LOTS PLUS A REMAINDER LOT. A CONSERVATION COVENANT AND OPEN SPACE MANAGEMENT PLAN WILL BE RECORDED FOR THE REMAINDER LOT PROVIDING

FOR ON-GOING PROTECTION FOR RIPARIAN MANAGEMENT ZONE, BIODIVERSITY AREAS AND CORRIDORS, AND SHORELINE BUFFERS.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

THE PROPERTY IS LOCATED IN A PORTION OF THE NE QUARTER OF SECTION 32, TOWNSHIP 2 NORTHM RANGE 4 EAST, W.M. THE PROPERTY ADDRESS IS 32619 SE 6TH CIRCLE, WASHOUGAL, WA.

B. Environmental Elements

Agency use only

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 and the approximate percentage of the slope?

40-100% SLOPES COVER APPROXIMATELY 50.4% OF THE SITE.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

THE SOILS FOR LOTS 1 AND 2 OF THE HEATON CLUSTER SHORT PLAT ARE OF THE HESSON SERIES; HESSON CLAY LOAM-HcB, HcD AND HcE.

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

NONE HAVE BEEN OBSERVED IN THE GENERAL AREA.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

GRADING AND FILL WILL BE RELATED TO CONSTRUCTION OF THE FUTURE DRIVEWAY WHICH WILL SERVE LOT 2 AND THE FUTURE IMPROVEMENTS RELATED TO CONSTRUCTION OF A SINGLE FAMILY RESIDENCE ON LOT 2.

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

DUE TO THE SLOPES ON THE SITE, EROSION COULD OCCUR.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

APPROXIMATELY 3%.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

Agency use only

THE OWNER HAS HIRED A LICENSED GEOTECH TO ANALYZE THE SOILS AND PROVIDE MEASURES DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND OTHER IMPACTS RESULTING FROM SAID WORK.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

DURING CONSTRUCTION, THERE MAY BE SOME DUST RESULTING FROM THE MOVEMENT OF DIRT.

UPON COMPLETION OF CONSTRUCTION, EMISSIONS WOULD BE LIMITED TO THOSE ASSOCIATED WITH A SINGLE FAMILY RESIDENCE.

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

NONE THAT THE APPLICANT IS AWARE OF.

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

DURING GRADING, DISTURBED SOILS WILL BE WATERED AS NEEDED TO REDUCE DUST.

3. Water

- a. Surface:

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

YES. THE NORTHWEST PROPERTY LINE OF THE SITE IS 10 FEET FROM THE ORDINARY HIGH WATER MARK FOR THE WASHOUGAL RIVER.

ADDITIONALLY, THE SOUTHERLY PROPERTY LINE IS A TRIBUTARY TO THE WASHOUGAL RIVER.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

NO WORK WILL BE DONE WITHIN 200 FEET OF THE WASHOUGAL RIVER.

A SMALL PORTION OF THE BUILDING ENVELOPE FOR LOT 2 OF THE CLUSTER SHORT PLAT WOULD BE WITHIN 200 FEET OF THE TRIBUTARY TO THE WASHOUGAL RIVER.

- 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.

Agency use only

NONE.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

NO.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the 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.

NO.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

YES. GROUNDWATER WILL BE WITHDRAWN FROM A FUTURE WELL IN QUANTITIES NORMALLY ASSOCIATED WITH DOMESTIC WATER NEEDS FOR THE FUTURE HOME ON LOT 2.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

A INDIVIDUAL SEPTIC SEWAGE SYSTEM WILL SERVE THE FUTURE SINGLE FAMILY HOME ON LOT 2. ALTHOUGH THE EXACT NUMBER OF PERSONS SERVED BY THE SYSTEM ARE UNKNOWN, THE SYSTEM WILL BE DESIGNED WITHIN NORMAL GUIDELINES AND APPROVED BY CLARK COUNTY PUBLIC HEALTH DEPARTMENT.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

AFTER THE RECORDING OF THE PLAT, IN CONJUNCTION WITH THE HOME CONSTRUCTION ON LOT 2, THERE WILL BE AN EMERGENCY VEHICLE TURNAROUND CONSTRUCTED NEAR THE TERMINUS OF SE 6th CIRCLE. AN ENGINEERED STORMWATER SYSTEM WILL BE PART OF THAT CONSTRUCTION WHEREBY THE STROMWATER IS COLLECTED AND CONVEYED TO THE EXISTING SYSTEM.

ALSO AT THAT TIME, A DRIVEWAY WHICH WILL SERVE THE LOT 2 HOUSE WILL BE CONSTRUCTED AND INCLUDE A COLLECTION AND

CONVEYANCE SYSTEM WHICH HAS BEEN APPROVED BY CLARK COUNTY WILL BE CONSTRUCTED.

AS PART OF THE CLARK COUNTY BUILDING PERMIT REVIEW PROCESS, A STORMWATER COLLECTION AND DISPOSAL SYSTEM FOR THE HOUSE WILL BE PROVIDED FOR REVIEW AND APPROVAL.

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

NO.

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

ALL STORMWATER FROM FUTURE IMPERVIOUS SURFACES WILL BE HANDLED ACCORDING TO BEST AVAILABLE PRACTICES.

4. Plants

a. Check or circle 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
- 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?

THERE MAY BE A COUPLE OF EVERGREEN TREES THAT WILL BE REMOVED AS PART OF THE CONSTRUCTION OF THE PRIVATE ROAD TURNAROUND.

THERE WILL BE SOME BRUSH AND 10-12 MEDIUM SIZE FIR TREES REMOVED WHEN THE PRIVATE DRIVEWAY SERVING LOT 2 IS CONSTRUCTED.

WHETHER ANY TREES WILL NEED TO BE REMOVED WITH THE FUTURE CONSTRUCTION OF THE SINGLE FAMILY HOUSE WILL DEPEND ON THE HOUSE LOCATION.

c. List threatened or endangered species on or near the site.

NO ENDANGERED OR THREATENED PLANTS WERE OBSERVED AT THE SITE NOR ARE KNOWN TO THE APPLICANT.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

AS PART OF THE CLUSTER SHORT PLAT, LANDSCAPING FOR SITE OBSCURING PURPOSES WILL BE PLANTED AS REQUIRED BY CLARK COUNTY CODE.

WITH THE CONSTRUCTION OF THE FUTURE DRIVEWAY SERVING LOT 2, TREES AND/OR SHRUBS WILL BE INSTALLED ALONG THE LOT 1 SIDE OF THE DRIVEWAY.

WITH THE CONSTRUCTION OF THE FUTURE HOUSE ON LOT 2, LANDSCAPING WILL BE INSTALLED PURSUANT TO THE INDIVIDUAL TASTES OF THE FUTURE HOME OWNERS.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

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

Agency use only

ACCORDING TO WASHINGTON DEPARTMENT OF FISH AND WILDLIFE (WDFW), THE CASCADE TORRENT SALAMANDER WAS OBSERVED SOUTH OF THE TRIBUTARY WHICH RUNS ALONG THE SOUTHERLY PROPERTY LINE. THE CASCADE TORRENT SALAMANDER IS LISTED ON THE STATE SPECIES CANDIDATE LIST. IT IS NOT ON ANY FEDERAL SPECIES LIST.

c. Is the site part of a migration route? If so, please explain.
NO.

d. List proposed measures to preserve or enhance wildlife:

THE CASCADE TORRENT SALAMANDER'S HABITAT IS IN THE WET VEGETATION ALONG THE TRIBUTARY TO THE WASHOUGAL RIVER WHICH RUNS ALONG THE SOUTHERLY PROPERTY LINE.

ACCORDING TO WDFW'S REPRESENTATIVE, IT IS MOST LIKELY THAT THE SALAMANDER'S HABITAT WOULD BE LOCATED ON THE PROPERTY SOUTH OF THE TRIBUTARY AS THIS WOULD HAVE LESS SUNLIGHT AND TEND TO BE DAMP.

THE BUILDING ENVELOPE FOR LOT 2 IS A HORIZONTAL DISTANCE OF APPROXIMATELY 150-250 FEET FROM THE TRIBUTARY OF THE WASHOUGAL RIVER. IN ADDITION, THERE IS A SIGNIFICANT ELEVATION DIFFERENCE BETWEEN THE BUILDING ENVELOPE AND THE TRIBUTARY. BOTH FACTORS SHOULD SERVE TO PROTECT THE SALAMANDER'S HABITAT.

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 MAIN SOURCE OF ENERGY WOULD BE ELECTRICITY. THIS WOULD PROVIDE FOR ALL ELECTRIC NEEDS INCLUDING BEING THE PRIMARY HEAT SOURCE.

THE FUTURE SINGLE FAMILY HOUSE MAY HAVE A WOOD STOVE OR FIREPLACE. IT WOULD BE UNLIKELY THAT THIS WOULD BE THE PRIMARY SOURCE OF HEAT.

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

NO.

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:

THE FUTURE SINGLE FAMILY HOUSE WILL MEET OR EXCEED THE THEN-CURRENT ENERGY 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, please describe.

OTHER THAN NORMAL RISKS ASSOCIATED WITH SINGLE FAMILY CONSTRUCTION, THERE ARE NO HAZARDS DEEMED LIKELY. ALL DEBRIS AND CONSTRUCTION WASTE WILL BE REMOVED FROM THE SITE AS PART OF THE CONSTRUCTION PROCESS.

THERE ARE NO ENVIRONMENT HEALTH HAZARDS THAT WOULD BE DEEMED LIKELY TO OCCUR RELATED TO THE NORMAL OCCUPANCY OF A SINGLE FAMILY HOUSE.

1) Describe special emergency services that might be required.

FIRE .

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

OTHER THAN NORMAL SAFETY STANDARDS ASSOCIATED WITH THE CONSTRUCTION PROCESS, NONE ARE DEEMED NECESSARY.

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

THE APPLICANT IS AWARE OF NO NOISE IN THIS AREA WHICH WILL AFFECT THE HEATON CLUSTER SHORT PLAT.

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

THERE WILL BE EQUIPMENT NOISE DURING THE CONSTRUCTION OF THE TURNAROUND NEAR THE TERMINUS OF SE 6th CIRCLE AND DURING THE CONSTRUCTION OF THE DRIVEWAY AND SINGLE FAMILY HOUSE ON LOT 2 (Short Term).

Agency use only

THERE WILL BE NOISE NORMALLY ASSOCIATED WITH ON-GOING LIVING IN A SINGLE FAMILY HOUSE (Long Term).

2) Proposed measures to reduce or control noise impacts: CONSTRUCTION OF THE TURNAROUND, THE PRIVATE DRIVEWAY AND THE SINGLE-FAMILY HOUSE WILL BE DONE DURING NORMAL CONSTRUCTION HOURS.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
RURAL SINGLE FAMILY HOMES.

b. Has the site been used for agriculture? If so, please describe.
NO .

c. Describe any structures on the site.
THE SITE HAS A SINGLE FAMILY HOUSE LOCATED ON WHAT WILL BE LOT 1.

d. Will any structures be demolished? If so, please describe.
NO.

e. What is the current zoning classification of the site?
R-5.

f. What is the current comprehensive plan designation of the site?
R-5.

g. What is the current shoreline master program designation of the site?
RURAL CONSERVANCY SHORELINE DESIGNATION

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
YES.

THE SOUTHERLY PROPERTY LINE IS A TRIBUTARY WHICH FLOWS INTO THE WASHOUGAL RIVER. WDFW HAS CLASSIFIED THIS TRIBUTARY AS A TYPE F (FISH-BEARING) STREAM.

UNDER THE CLARK COUNTY HABITAT CONSERVATION ORDINANCE, A TYPE F STREAM IS AFFORDED A 200 FOOT RIPARIAN MANAGEMENT ZONE (RMZ).

WDFW HAS ALSO IDENTIFIED A PORTION OF THE SITE AS BIODIVERSITY AREA AND CORRIDOR.

THE NORTHWESTERLY PROPERTY LINE IS LOCATED 10 FEET UPLAND FROM THE ORDINARY HIGH WATER MARK OF THE WASHOUGAL RIVER AND IS THEREFORE LOCATED WITHIN THE SHORELINE JURISDICTION.

ACCORDING TO WDFW, THE CASCADE TORRENT SALAMANDER WAS OBSERVED SOUTH OF THE TRIBUTARY OFF THE SUBJECT PROPERTY. THE SALAMANDER HAS BEEN LISTED BY WDFW AS A

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STATE CANDIDATE SPECIES (CS). ACCORDING TO THE WDFW WEBSITE, THE CASCADE TORRENT SALAMANDER HAS NOT BEEN CLASSIFIED BY THE FEDERAL GOVERNMENT.

i. How many people would reside or work in the completed project? APPROXIMATELY 2-4 PEOPLE WILL RESIDE ON LOT 2 WITH THE ADDITION OF ONE ADDITIONAL SINGLE FAMILY HOUSE.

j. How many people would the completed project displace? NONE.

k. Please list proposed measures to avoid or reduce displacement impacts: AS NO ONE WILL BE DISPLACED, THERE ARE NO MEASURES TO AVOID OR REDUCE DISPLACEMENT IMPACTS.

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: IN THE R-5 ZONE, THE 12.16 ACRES ARE ALLOWED TO PLAT INTO TWO LOTS. BY UTILIZING THE CLUSTER PROVISION OF THE CLARK COUNTY CODE, THE DESIGN PROVIDES FOR 2 SMALLER LOTS WITH A REMAINDER THAT PROVIDES BUFFERS FOR ALL OF THE ENVIRONMENTAL ISSUES WHICH IMPACT THIS PROPERTY, INCLUDING RIPARIAN MANAGEMENT ZONE, SHORELINE BUFFERS AND BIODIVERSITY AREA AND CORRIDOR.

9. Housing

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. ONE SINGLE FAMILY HOUSE. IT WILL MOST LIKELY BE UPPER MIDDLE INCOME HOUSING.

b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. NONE.

c. List proposed measures to reduce or control housing impacts: With the construction of the single family house in the future, School and TRANSPORTATION IMPACT FEES WILL BE PAID AT TIME OF BUILDING PERMIT ISSUANCE.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials? AS THERE ARE NO SPECIFIC BUILDING PLANS FOR THE FUTURE CONSTRUCTION, THE HEIGHT AND EXTERIOR BUILDING MATERIALS ARE UNKNOWN.

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b. What views in the immediate vicinity would be altered or obstructed?
IT IS HIGHLY UNLIKELY THAT ANY VIEWS WILL BE ALTERED OR OBSTRUCTED. ALTHOUGH THE EXACT LOCATION OF THE FUTURE SINGLE FAMILY HOUSE IS UNKNOWN, THE BUILDING ENVELOPE FOR LOT 2 IS SECLUDED. THE EXISTING TREES AND VEGETATION WITHIN THE RIPARIAN MANAGEMENT ZONE AND THE BIODIVERSITY AREA AND CORRIDOR, TOGETHER WITH TOPOGRAPHY OF THE SITE, SHOULD SIGNIFICANTLY SCREEN THE BUILDING ENVELOPE.

c. Proposed measures to reduce or control aesthetic impacts:
FOR THE REASONS STATED ABOVE, NONE ARE PROPOSED.

11. Light and glare

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

THE LIGHT AND GLARE WILL BE THAT WHICH A SINGLE FAMILY HOUSE PRODUCES.

THE TIME OF THE DAY WOULD BE FROM DUSK TO DAWN.

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?

NONE.

d. Proposed measures to reduce or control light and glare impacts:
NONE. AS MENTIONED ABOVE, THE SITE WILL BE SCREENED FROM OTHER PROPERTIES.

12. Recreation

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

THE WASHOUGAL RIVER AREA PROVIDES SIGNIFICANT RECREATIONAL OPPORTUNITIES, FROM FISHING, SWIMMING, RAFTING, ETC.

ADDITIONALLY, WITHIN THE CAMAS/WASHOUGAL AREA THERE ARE NUMEROUS PARKS AND GOLF COURSES, AS WELL AS THE COLUMBIA RIVER.

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

NO.

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

NONE ARE PROPOSED.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

NO.

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

NONE PROPOSED.

- c. Proposed measures to reduce or control impacts:

AN ARCHAEOLOGICAL PREDETERMINATION WAS CONDUCTED BY APPLIED ARCHAEOLOGICAL RESEARCH FOR THE DEVELOPMENT AREA OF THE HEATON CLUSTER SHORT PLAT. THIS PREDETERMINATION REPORT WAS DELIVERED TO GRETCHEN KAEHLER, ASSISTANT STATE ARCHAEOLOGIST FOR DAHP. THE REPORT WAS BASED ON FIELD WORK WHICH WAS DONE ON JANUARY 27, 2016, AND, RECOMMENDED NO ADDITIONAL ARCHAEOLOGICAL INVESTIGATIONS FOR THE PROJECT AREA. THE REPORT ALSO NOTED THAT, SHOULD ARCHAEOLOGICAL RESOURCES BE UNCOVERED DURING SITE DEVELOPMENT, ALL CONSTRUCTION ACTIVITIES MUST STOP IN THE VICINITY OF THE FINDS AND CLARK COUNTY AND DAHP IMMEDIATELY CONTACTED.

14. Transportation

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

ACCESS TO THE SITE IS VIA SE 6TH CIRCLE, A PRIVATE ROAD WHICH CONNECTS TO SE 6TH STREET. SE 6TH STREET IS ALSO A PRIVATE ROAD FOR APPROXIMATELY 1,700 FEET, AT WHICH POINT SE 6TH BECOMES PUBLIC.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO. ACCORDING TO THE C-TRAN WEBSITE, ROUTE #92 PROVIDES THE CLOSEST TRANSIT STOP APPROXIMATELY 6 MILES SOUTH OF THE SITE.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

NONE.

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- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

THE PROPOSED IMPROVEMENTS INCLUDE WIDENING A PORTION OF SE 6TH CIRCLE AND PROVIDING AN EMERGENCY VEHICLE TURNAROUND.

e. Will the project use water, rail, or air transportation? If so, please describe.

NO.

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. IT IS ESTIMATED THAT THE ADDITION OF ONE ADDITIONAL SINGLE FAMILY HOUSE WILL RESULT IN AN ADDITIONAL 9.57 VEHICULAR TRIPS PER DAY, OF WHICH 0.75 WILL BE AM PEAK TRIPS AND 1.01 WILL BE PM PEAK TRIPS.

g. Proposed measures to reduce or control transportation impacts: IN ADDITION TO THE IMPROVEMENTS TO SE 6TH CIRCLE, A TRAFFIC IMPACT FEE WILL BE PAID AT THE TIME OF THE ISSUANCE OF BUILDING PERMIT FOR THE FUTURE SINGLE FAMILY HOUSE ON LOT 2.

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

YES. THE ADDITION OF A SINGLE FAMILY RESIDENCE WOULD, POTENTIALLY, RESULT IN THE NEED OF ALL EMERGENCY SERVICES. ONE SINGLE FAMILY RESIDENCE WOULD HAVE MINIMAL IMPACT ON THE WASHOUGAL SCHOOLS.

b. Proposed measures to reduce or control direct impacts on public services:

A SCHOOL IMPACT FEE WILL BE PAID TO THE WASHOUGAL SCHOOL DISTRICT AT TIME OF ISSUANCE OF THE BUILDING PERMIT FOR A SINGLE FAMILY HOUSE ON LOT 2.

UPON COMPLETION OF THE SINGLE FAMILY RESIDENCE, THERE WILL BE AN INCREASE TAX BASE FOR PUBLIC SERVICES IDENTIFIES ABOVE.

16. Utilities

a. Circle the utilities currently available at the site (electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. well)

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

ELECTRICITY: CLARK PUBLIC UTILITIES
REFUSE SERVICE: WASTE CONNECTIONS, INC.
TELEPHONE: FRONTIER

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: *Erna A. Heil* Date Submitted: 8/5/10