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:** May 8, 2019

**Closing date for public comments:** May 23, 2019

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:** Blueberry Acres Short Plat
- **Case Number:** PLD2017-00054, SEP2017-00072, WET2017-00076, EVR2017-00070, FLP2017-00014, & GEO2017-00026
- **Request:** The applicant requests approval to divide an existing 39.35 acre parcel zone AG-20 into 4 separate lots. The project is vested to AG-10 standards that were in place on February 9, 2017.
- **Location:** 3504 NW 179th Street, Ridgefield, WA 98642
Applicant: Sterling Design, Inc.
Joel Stirling, contact
2208 E Evergreen Blvd.
Vancouver, WA 98661
360.759.1794
mail@sterlingdesign.biz

Contact Person: Same as applicant

Property Owner: Stan Firestone
PO Box 61928
Vancouver, WA 98666

Comp Plan Designation: AG

Parcel numbers: 180532-000

Township: 3 North Range: 1 East SE ¼ Section: 8

Neighborhood Contact: Fairgrounds NA
Bridget Schwarz, president
360.573.5873
bridget@bridge-i-t.com

Staff Contact: Amy Wooten, Planner II
564.397.5683
amy.wooten@clark.wa.gov

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.010 (Forest & Agriculture District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.420 (Flood Hazard Areas), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: August 17, 2017
Fully Complete date: August 31, 2017

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: May 23, 2019

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

Mail: Attn: Amy Wooten, Planner II
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: amy.wooten@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: Mitch Nickolds, 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: Clark County Fire
Clark Public Utilities
Clark Regional Wastewater District/City of Vancouver Water/Sewer

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
Neighborhood Association

Additional attachment for agencies:
• SEPA checklist
TAB 16
STATE ENVIRONMENTAL REVIEW
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.
A. Background
1. Name of proposed project, if applicable:

Blueberry Acres Short Plat

2. Name of applicant:

Joel Stirling

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

STERLING DESIGN, INC.
2208 E. Evergreen Blvd., Vancouver, WA 98661
Contact: Joel Stirling

4. Date checklist prepared:

April 3, 2019

5. Agency requesting checklist:

Clark County

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

Construction in summer of 2019

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. No

8. List any environmental information that has been or will be prepared related to this proposal. Critical Areas Report by Cascadia Ecological Services

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. No

Staff response: The applicant has also applied for flood plain inquiry, GEO Hazard Review and a Habitat Permit.

10. List any government approvals or permits needed for your proposal:

Approval by Clark County for the proposed Land Division, Approval by Clark Public Utilities for Public Electricity.

Staff response: Clark County approvals include civil engineering, habitat permitting, and public health approvals for potable water and septic systems.

Revised 9/1/11
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 project proposal is to subdivide approximately 39.35 acres, within the AG-10 Zone, into four (4) single-family residential lots, utilizing a Type II Land Division process within the Clark County Development Code. The property currently is an operating Blueberry farm and has one (1) single family residence on it along with multiple farm buildings. The property will be developed in one (1) Phase and the existing home will be retained within the project. All existing farm buildings will remain since the farm will likely continue to operate after the Final Plat is recorded.

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 project is located on one (1) legal tax parcel identified as Property Serial Number: 180532-000 and is located in a portion of the SE quarter of Section 8, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington. The street address for the existing home is: 3504 NW 179th Street, VANCouver, 98642.

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 and the approximate percentage of the slope? 50%

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. Soils on the property are mapped as GeF, SmA, HoG, HoA, by the Washington State Department of Ecology. The onsite soils are categorized within Soil Group 3 for WWHM12 calculations and the soils are suitable for construction of homes and infrastructure. The soils are not
considered prime farmland but are able to be utilized for farming with intense irrigation and soil amendment processes.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.  **No**  
   **Staff response:** GIS indicates severe erosion hazard areas and areas of potential instability. The applicant has applied for Geo- Hazard review.

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will take place as needed for construction of driveways, utilities and subdivision infrastructure. Up to 5,000 cu.yds of grading could possibly take place during subdivision construction but grading will be kept to a minimum to assure financial feasibility and to blend the finished project with the existing contours of the property as required for the use of septic systems. Granular fill will be imported to the project for use as trench backfill, driveway base, and in other areas of the project as needed. All fill materials brought to the property will be from an approved source but that source is not known at this time.**

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, an erosion control plan will be prepared and approved by Clark County prior to commencing construction at the site.**

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Approximately 3.6%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Obtaining an approved erosion control plan prior to commencing construction.**

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. **Typical construction related emissions will result from the project during site infrastructure construction. Following home construction, typical automobile, and single-family home emissions will result from the project. There is an existing Blueberry farm on the property that will remain and likely continue to operate following the recording of the Final Plat.**
b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **None known**

c. Proposed measures to reduce or control emissions or other impacts to air: **None**

### 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, there is a seasonal drainage way along the westerly property boundary which flows into the Whipple Creek Drainage Basin**

2) Will the project require any work within 200 feet of 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? 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, future homes will have individual private wells so ground water will be withdrawn from the property for that purpose. There will also be limited infiltration from the multiple stormwater management systems located throughout the project, into the**
soils. All stormwater will be collected and conveyed to stormwater quality facilities for water quality control as required by Clark County Code prior to infiltrating into the ground.

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. **All of the new single-family homes will utilize septic systems for disposal of domestic sewage. Currently there is one (1) existing domestic sewage system on the property and there will be an additional three (3) systems constructed as each of the new homes are constructed. It is anticipated that the homes within the project will be a minimum of three (3) bedroom, two (2) bathroom homes which will provide potential living quarters for the average single-family house hold size within the Clark County area of 2.69 persons per house hold. This equals approximately 8 additional humans utilizing the new domestic sewage systems within the project.**

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. **Stormwater runoff from streets, yard areas and future structures will all be collected and disposed of as required by Clark County Code. Stormwater runoff from the shared driveway and future roof & yard areas will be conveyed to stormwater management facilities that will provide stormwater quality and quantity control prior to releasing the stormwater to the natural flow routes. Stormwater from the property currently eventually flows into a seasonal drainage way that flows to the Whipple Creek Drainage Basin. Quantities of stormwater have been calculated utilizing the WWHM12 Stormwater Software and stormwater quality and quantity control facilities have been sized for the project as required. The stormwater facility sizes have been verified to fit into the proposed project design but full construction details have not been prepared at this time since the project must obtain Land Use Approvals before Clark County will allow submittal of construction drawings for the project. Prior to construction of the stormwater facilities, full construction drawings, including WWHM12 calculations, will be submitted to Clark County for review and approval with each Building Permit Application.**

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: Project is providing stormwater management facilities as required by Clark County Code prior to discharge to the natural flow routes to the west of the project.

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
   - Shrub
   - 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? Existing pasture vegetation in the area of the future home sites will be removed for infrastructure and home site construction. Future home sites will likely plant yard grass and landscaping.

c. List threatened or endangered species on or near the site. None known.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site: Typical landscaping will be utilized within single family construction and will likely include many native plants.

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. None
c. Is the site part of a migration route? If so, please explain. There are migration routes throughout Clark County for various wildlife. The Blueberry Acres Cluster Subdivision property is a large property that is utilized by migrating wildlife but it is not known to the critical path for any migrating wild life. Since the project is a large lot development, there will continue to be plenty provide a resting place for any migrating birds and wild life.

d. List proposed measures to preserve or enhance wildlife: Building Envelopes will assure no disturbance of the Critical Areas that are located at the westerly edge of the property.

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. Typical single-family use of electricity and natural gas, if it is available at the time of home construction, for energy and heating.

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: None

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. No

1) Describe special emergency services that might be required. None

2) Proposed measures to reduce or control environmental health hazards, if any: None

b. Noise
1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? Typical single-family noises and adjacent single family uses.

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. Construction noise while infrastructure is being installed and typical single-family noise after homes are built and families move in. Construction hours in Clark County are 7 am - 7 pm.

3) Proposed measures to reduce or control noise impacts: None

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Currently the property is being used as a Blueberry Farm. There is one (1) single family residence on the property along with multiple farm and agricultural buildings on the property. Adjacent properties are also large properties and the majority of the adjacent properties have single family residences located on them.

b. Has the site been used for agriculture? If so, please describe. Yes, the property is currently being used as a Blueberry farm. The farm has been operating on the property for more than ten 10 years.

c. Describe any structures on the site. There is one (1) single family residence with multiple farm structures located on the property.

d. Will any structures be demolished? If so, please describe. It is possible that 1 or more of the agricultural buildings will be demolished when homes and driveways are built. There is a possibility that the existing home may be removed or remodeled also following Final Plat approval.

e. What is the current zoning classification of the site? AG-10

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

Staff response: Current zoning of this parcel is AG-20; however, the project is contingently vested to AG-10 standards, which were in place on the project's vesting date, February 9, 2017.
g. What is the current shoreline master program designation of the site? N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. Yes, there is a seasonal drainage way and steep slope area located along the westerly boundary of the property.

i. How many people would reside or work in the completed project? Three (3) new single-family homes will be constructed on the property at the time it is completely built out and occupied. Based on the average household size of 2.69 humans per household, there will be approximately 8 new residents within the parent property boundary within the completed project.

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

k. Please list proposed measures to avoid or reduce displacement impacts: None

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: Project will be approved through Clark County.

9. Housing

a. Approximately how many units would be provided? Indicate whether it’s high, middle, or low-income housing. The project will provide three (3) additional single-family middle-income housing opportunities.

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: Project will comply with all requirements of Clark County Code.

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? **35' is the maximum allowed by Clark County Building Code. Exterior building materials will be hardy plank or other typical building materials that are utilized for single family homes in Clark County.**

b. What views in the immediate vicinity would be altered or obstructed? **None**

c. Proposed measures to reduce or control aesthetic impacts: **None**

### 11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Typical single family uses at night.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **The project is not located in an area that would interfere with views or be a safety hazard to other properties.**

c. What existing off-site sources of light or glare may affect your proposal? **Existing vehicular traffic on NW 179th Street and existing single-family residences on adjacent properties.**

d. Proposed measures to reduce or control light and glare impacts: **Building Permits will be reviewed and approved by the Clark County Building Department.**

### 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? **There are multiple public trails and parks within the area of the proposed Blueberry Acres Short Plat.**

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**

**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. **None known.**

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **There were no items of archaeological significance found during the archaeological pre-determination.**

c. Proposed measures to reduce or control impacts: **Applied Archaeological Research prepared an Archaeological Pre-determination that was submitted to DAHP for review and concurrence.**

**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. **Project will be accessed from NW 179th Street and a Shared Driveway will be extended into the property to provide access to the individual new home sites. NW 179th Street is classified as a Rural Minor Collector, Rm-2, and connects to both Interstate 5 and roadways located to the west of the project. Interstate 5 is located approximately 2 miles to the east of the project.**

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No, the nearest CTRAN route is approximately 2 miles to the east along Interstate 5.**

c. How many parking spaces would the completed project have? How many would the project eliminate? **N/A – Single Family Homes**

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. **Yes, a new Shared**
Driveway will be constructed to provide access to the new home sites. There will be no improvements to existing roads or streets.

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.  
*Estimated traffic is 30 daily trips with 3 A.M. and 3 P.M. peak hour trips.*

Agency use only

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, increasing the number of single-family homes in the area will increase the need for standard single-family services which include fire protection, police protection, health care, parks and schools.*

b. Proposed measures to reduce or control direct impacts on public services: *Impact fees are collected at the time of building permit for each home. The impact fees cover schools, traffic, and parks departments, and facilitates the requirement for increased services.*

16. Utilities

a. Circle the 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 or near the site: *Public Electricity will be provided by Clark Public Utilities. There is a possibility that the project will be serviced by Northwest Natural Gas if their facilities are available at the time that the homes are constructed. The project will also utilize franchise utilities for natural gas, phone and cable TV.*

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: ___________________________ Date Submitted: 04-03-19