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:** January 15, 2019

**Closing date for public comments:** January 30, 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:** Hiivala Short Plat

**Case Number(s):** PLD2018-00017; SEP2018-00024; FOR2018-00040

**Request:** Short Plat approval to divide roughly 38.5 acres into two rural single-family residential lots under the vested FR-20 zoning district standards

**Location/Parcel:** 32510 NE 102nd Avenue, parcel 221883 in the Southwest Quarter of Sections 4, Township 4, Range 2 east of the Willamette Meridian
Notice of Optional SEPA - DNS

Applicant:        Jolma Design, LLC
                  PO Box 1281
                  Battle Ground WA, 98604
                  Phone - (360) 703-1577
                  E-mail - bjolma@jolmadesign.com

Owner:            Greg & April Hiivala
                  32510 NE 102nd Avenue
                  La Center WA 98629
                  E-mail - greg.h@gbmanchester.com

Staff contact:    Richard Daviau, Planner II
                  564.397.4895
                  richard.daviau@clark.wa.gov

Neighborhood
Association/Contact: No mapping indicators

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), 40.200 (General Provisions), 40.210.010
(Resource Districts), 40.320 (Landscaping), 40.350 (Transportation), 40.350.020
(Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion
Control), 40.500 and 40.510 (Procedures), 40.440 (Habitat), 40.450 (Wetlands), CCC
40.540.030 (Short Plat), 40.570 (SEPA), 40.570.080 (Archaeological), 40.610 (Impact Fees),
Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Application Filing date: April 12, 2018
Fully Complete date: April 26, 2018

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: January 30, 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: Richard Daviau, 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: 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:** 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: Fire Protection District - Clark County Fire
                         Clark Public Utilities
                         Clark County Public Health/On-site sewerage

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-Trans

Additional attachment for agencies:
  • SEPA 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: [help]

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 [help]

1. Name of proposed project, if applicable:

   Hiivala Short Plat

2. Name of applicant: [help]

   Greg & April Hiivala (Owner)
   Jolma Design, LLC (Civil Engineer-of-record)
3. Address and phone number of applicant and contact person:

GREG & APRIL HIVALA
32510 NE 102ND AVENUE
LA CENTER, WA 98629
360-608-3988

Byron Jolma, PE (Jolma Design, LLC)
PO Box 1281
Battle Ground, WA 98604
(360) 703-1577

4. Date checklist prepared:

March 30, 2018

5. Agency requesting checklist:

Clark County Community Development

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

Construction is scheduled to begin fall 2018 and completed spring 2019.

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

No.

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

None known.

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.

None known.

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

Clark County Community Development land use approvals required for this proposal are as follows:
- Preliminary Short Plat
- Final Short Plat
- Clark County Health Department onsite sewage treatment system approvals
- Habitat Pre-determination
- Forest Land Moratorium Waiver

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.)
Client is proposing to divide a single, approximate 40-acre lot into (2) legal lots. The proposed development will create a 20-acre lot encompassing the existing development; and an approximately 20-acre lot in the western half of the property under Clark County's short plat land division procedures.

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 is currently comprised of a single tax lot totaling approximately 38.47 acres. The existing parcel contains a single-family residence and appurtenant accessory structures and improvements located in the eastern half of the property; the west half of the site is comprised of vacant forested area.

The parcel number is 221883-000; the legal description is the SW ¼ of Section 04, Township 4N, Range 2E, Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS [help]

1. Earth [help]
   a. General description of the site: [help]

   (circle one): Flat, rolling, hilly, steep slopes, mountainous, other __________

   b. What is the steepest slope on the site (approximate percent slope)?
   Approx. 40-100 percent, in the west portion of the site.[help]

   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. [help]

   Soils generally consist of Hesson Clay Loam (HcE & HcB) and Olequa Silty Clay Loam (OhD & OhF).

   d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
   Yes, there are geological hazard areas mapped as being potentially unstable and severely erosive.[help]

   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.
   To the extent practicable, grading will be limited to minor shaping of the existing topography needed to accommodate building pads and driveways, and to promote drainage away from structures. The approximate quantity of earthwork (cut/fill) volumes will be less than 200 cubic yards.

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
5% [help]

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   1. Utilizing onsite, low-impact development Best Management Practices to the extent practicable;
   2. Retaining as much native vegetation as practicable.
   3. Replanting areas where trees are harvested.
   4. Obtaining and conforming to the requirements of applicable local and state permits.

2. Air [help]
   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. [help]
   Construction activity may generate dust and construction machinery will increase emissions. The completed project may result in increased emissions caused by additional automobile trips associated with population growth generated by the availability of new housing.

   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [help]
      None known.

   c. Proposed measures to reduce or control emissions or other impacts to air, if any: [help]
      Construction-generated dust emissions will be controlled by watering and/or other dust-control practices. No post-developed reduction or proposed measures are proposed.

3. Water [help]
   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.
         Yes, three unnamed streams.

      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. [help]
         Yes, construction will take place outside of all buffers.

      3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
         Not applicable [help]

      4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [help]
         No.
5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [help]
   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. [help]
   No.

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. [help]
      No.

   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. [help]
      Onsite treatment of domestic sewage is proposed. A post-developed septic system is proposed to serve the proposed single-family residences.

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. [help]
      Stormwater runoff will be generated from post-developed new and existing impervious (roofs, driveways, patios, etc.) and pervious (lawn, landscaping, forest duff, trees) areas.
      To the extent practicable, post-developed runoff will discharge at the pre-developed locations. Water will primarily flow overland; if necessary, runoff will be collected in catch basins or area drains and conveyed via pipes to the point of discharge. Stormwater will not discharge directly into other water bodies.

   2) Could waste materials enter ground or surface waters? If so, generally describe. [help]
      No.

   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: [help]

   Stormwater runoff will be managed to the extent practicable using onsite Best Management Practices (BMPs). These measures include sheet flow dispersion from pavement through vegetation, and downspout dispersion using splashblocks and/or dispersion trenches to disperse roof runoff into vegetated areas. [help]

4. Plants [help]
a. Check the types of vegetation found on the site: [help]
   - 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, bulrush, skunk cabbage, other
   - Other water plants: water lily, eelgrass, milfoil, other
   - Other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [help]
   None proposed.

c. List threatened and endangered species known to be on or near the site. [help]
   None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance
   vegetation on the site, if any: [help]
   Existing vegetation will be preserved to the extent practicable.

e. List all noxious weeds and invasive species known to be on or near the site. [help]
   None known.

5. Animals [help]
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. [help]

   Examples include:
   - birds: hawk, heron, eagle, songbird, 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. [help]
   None known.

c. Is the site part of a migration route? If so, explain.
   The site is part of the Pacific Flyway, a major flyway for migratory birds that extends from
   Alaska to Patagonia.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
   To the extent practicable, limit or avoid altogether development activities within habitat
   buffer areas.

e. List any invasive animal species known to be on or near the site. [help]
   None known.
6. **Energy and Natural Resources** [help]
   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. [help]
      Electric power will be used for residential purposes (e.g., lighting, heating, appliances).
   
   b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
      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, if any. [help]
      The residential houses will be constructed to meet or exceed building code requirements.

7. **Environmental Health** [help]
   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.
      [help]
      1) Describe any known or possible contamination at the site from present or past uses.
         [help]
         None known.
      2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [help]
         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. [help]
         Fuel will be used in equipment during construction. Fuel will be used for vehicles and used and stored (in small quantities) for small equipment (e.g., lawnmowers) after construction.
      4) Describe special emergency services that might be required.[help]
         None known.
      5) Proposed measures to reduce or control environmental health hazards, if any:
         6)
         7)
         8)
         9) [help]
         None proposed.
   
   b. Noise [help]
   1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [help]
Primary sources of noise include traffic along NE 102nd Ave., and from typical rural residential activities on the surrounding properties.

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. [help]
   Construction activities will generate noise during the working hours. Long-term noise includes local vehicular traffic and that associated with typical residential development (e.g., lawnmowers).

3) Proposed measures to reduce or control noise impacts, if any: [help]
   Construction activities will be limited to the hours allowed under Clark County code.

8. Land and Shoreline Use

[help]
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 existing parcel contains a single-family residence and appurtenant accessory structures and improvements located in the eastern half of the property; the west half of the site is comprised of vacant forested area. Surrounding properties are single-family residences and their land use will not be affected. [help]

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? [help]
   No.

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: [help]
   No.

c. Describe any structures on the site. [help]
   Single-family residence, detached shop, and a shed.

d. Will any structures be demolished? If so, what? [help]
   No.

e. What is the current zoning classification of the site? [help]
   FR-40

f. What is the current comprehensive plan designation of the site? [help]
   FR-2

g. If applicable, what is the current shoreline master program designation of the site? [help]
   None.
h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [help]
   Yes, there's a 200-ft Riparian Habitat Buffer along the streams.

i. Approximately how many people would reside or work in the completed project? [help]
   The completed project will contain 2 single-family residences, housing approximately 5-10 people.

j. Approximately how many people would the completed project displace? [help]
   None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [help]
   None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [help]
   The project will comply with local and state land use requirements, including Clark County Building and Development Code, County forest practice requirements, and state and local environmental regulations.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [help]
   None.

9. Housing [help]
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [help]
      One new middle-income, single-family residence.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
      None. The existing house will remain. [help]

   c. Proposed measures to reduce or control housing impacts, if any: [help]
      Not applicable.

10. Aesthetics [help]
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [help]
      The tallest building height will not exceed 35 feet. Principal exterior building materials will consist of typical commercially available residential siding and roofing (e.g., fiber cement).

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

   d. Proposed measures to reduce or control aesthetic impacts, if any: [help]
      To the extent practicable, structures will be sited and oriented to avoid aesthetic impacts.

11. Light and Glare [help]
a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [help]
   Typical lighting associated with residential homes will be produced. Residential lighting will be produced primarily during daylight hours occurring between approximately 6 a.m. and 10 p.m.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
   No potential safety hazards resulting from finished-project light or glare are known.

c. What existing off-site sources of light or glare may affect your proposal?
   None known. [help]

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
   None proposed.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
   None known.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
   Not applicable.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [help]
   Not applicable.

13. Historic and cultural preservation [help]

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. [help]
   None known.

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. [help]
   None known.

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. [help]
   The Clark County GIS database archaeological predictive model categorizes the site as having “Low, Low-Moderate, Moderate, and Moderate-High” potential for archaeological significance.
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.

In the event that artifacts or other items of historic significance are discovered during construction, work will cease and a professional archaeologist will be contacted. The project will comply with local and Washington State Department of Archaeology and Historic Preservation requirements.
14. Transportation [help]

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. [help]
Existing access to the site is off NE 102nd Avenue. One existing driveway access will remain to serve both lots.

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

The site is not currently served by public transit; the nearest transit stop (C-TRAN bus stop) is over 5 miles away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [help]
No designated parking spaces are proposed, nor will any be eliminated.

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).
No new roads or streets.

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?
Approximately 10 trips per day will be generated by the project (1 single-family dwelling unit). Peak volumes will occur from 3 PM to 6 PM. Land use quantities are converted to daily trips using Institute of Transportation Engineers Trip Generation, 8th Edition data.

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 proposed

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No. The new development will create one new additional single-family residence on the site, which will not significantly increase the number of people requiring public services in that area. [help]

b. Proposed measures to reduce or control direct impacts on public services, if any.
[help]
Impact fees will help offset costs associated with increased demand on public services.
16. **Utilities** [help]

   a. Circle utilities currently available at the site: [help]
   - 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.
   Proposed utilities include electricity, refuse service, telephone, internet, and onsite sewage treatment (septic systems). [help]

C. **Signature** [help]

   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: [Signature]

   Name of signer: Byron Jolma, PE
   Position and Agency/Organization: Principal Engineer, Jolma Design, LLC
   Date Submitted: