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 6, 2020

Closing date for public comments: May 21, 2020 – fifteen days from notice

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: JOHANSEN SHORT PLAT

Case Number: PLD-2019-00016

Request: The applicant is requesting Short Plat Review approval to divide approximately ten acres into two single-family residential lots located in the R-5 zone district.

Location: 25915 NE Brunner Road
Applicant/Owner: Mark & Erin Johansen
25915 NE Brunner Road
Camas, WA 98607
(360)910.8438
mejohansen@yahoo.com

Contact Person: Jackson Civil
Devin Jackson
705 Main Street, Suite 103
Battle Ground, WA 98604
(360)723.0381
devin@jacksoncivil.com

Comp Plan Designation: R-5

Parcel numbers: 174120-000

Township: 2 Range: 3 Section: SW 23 & NW 26

Neighborhood Contact: Neighborhood Associations Council of Clark County (NACCC)
Stephan Abramson, Chair
abramson@lifescipartners.net
360.574.3363

Staff Contact: Angie Merrill
564.397.4028
angie.merrill@clark.wa.gov

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), 40.200 (General Provisions), 40.210.020 (Rural Residential Zoning District), 40.540.030 Short Plat, 40.350 (Transportation & Circulation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.440 (Habitat Conservation), 40.570 and 40.470.080 (SEPA & Archaeological), 40.500 and 40.510 (Procedures), 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17 State Platting Laws, and the Clark County Comprehensive Plan.

Application Filing date: May 21, 2019
Fully Complete date: March 9, 2020

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 21, 2020
In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Angie Merrill
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: angie.merrill@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: Dan Young, 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 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
SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background [HELP]

1. Name of proposed project, if applicable: Johansen Short Plat

2. Name of applicant: Mark & Erin Johansen
Address and phone number of applicant and contact person:
  Erin Johansen
  25915 NE Brunner Rd., Camas, WA 98607, (360) 910-8438

4. Date checklist prepared: 04/8/2019

5. Agency requesting checklist: Clark County, Washington, Community Development

6. Proposed timing or schedule (including phasing, if applicable): As soon as possible

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO, nothing else is planned

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. There is a Category III Wetland with a Habitat Score of 6 with a moderate Use Intensity Buffer equaling 100 feet and a Low Use Intensity Buffer equaling 65 feet. There are 9 white oaks in the southwest corner of the property.

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. Not that we know of.

10. List any government approvals or permits that will be needed for your proposal, if known. We are submitting a Short Plat Type II-A application and a Land Use Application.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) The applicants, Mark and Erin Johansen are proposing to divide 10 acres into two 5 acre lots for single family residence in the R-5 zoning district.

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.

Location: 25915 NE Brunner Rd
Parcel Number: 174120-000

Legal Description: PTN Sec 23, Township 2N, Range 3EWM, Clark County, Washington
Zoning: R-5
Plan Designation: R-5

B. Environmental Elements [HELP]

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

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

   b. What is the steepest slope on the site (approximate percent slope)? 8%

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

   d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, 
describe. No

   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. Not Applicable because this 
project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. 
Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   c. Proposed measures to reduce or control emissions or other impacts to air, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

3. Water [help]
   a. Surface Water: [help]

      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.

         There is a Category III Wetland.

      2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No, there is no work.
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 because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.*

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.*

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

b. Ground Water: [help]

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. *There is a current working well with a 1 horse power pump, with depth over 100 feet on the property which is being used to service a single family home. This project will allow for this well to be shared with a second single family home if at any time one is built on the newly created lot.*

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. *Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.*

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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

4. Plants [help]

a. Check the types of vegetation found on the site:
   
   ___ X__ deciduous tree: alder, maple, aspen, other
   ___ X__ evergreen tree: fir, cedar, pine, other
   ___ X__ shrubs
   ___ X__ grass
   ___ X__ pasture
   ___ crop or grain
   ___ Orchards, vineyards or other permanent crops.
   ___ wet soil plants: cattail, buttercup, bulrush, 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? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
c. List threatened and endangered species known to be on or near the site. *9 White Oaks on the Southwest corner of the property*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.***

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

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.

Examples include:

- birds: hawk, heron, eagle, [songbirds]
- mammals: [deer], bear, elk, beaver, other: *Coyote*
- fish: bass, salmon, trout, herring, shellfish, other: ________

b. List any threatened and endangered species known to be on or near the site. *None*

c. Is the site part of a migration route? If so, explain. *No*

d. Proposed measures to preserve or enhance wildlife, if any: *Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.*

e. List any invasive animal species known to be on or near the site. *None*
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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   b. Would your project affect the potential use of solar energy by adjacent properties?
      If so, generally describe. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   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: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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.

      1) Describe any known or possible contamination at the site from present or past uses.
         No known contaminants

      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. No Known

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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
Describe special emergency services that might be required. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

Proposed measures to reduce or control environmental health hazards, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

b. Noise
1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

3) Proposed measures to reduce or control noise impacts, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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 site is currently a 10 acre, single family dwelling in a R-5 zone. The project will not affect any adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? 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: No

c. Describe any structures on the site. 1. 1700 Square Foot Home 2. Well house 3. Poll Barn 4. Small Lean-to 5. 2 workshops approximately 700 sq ft each.

d. Will any structures be demolished? If so, what? Yes, the lean-to and the 2 workshops will be removed

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. If applicable, what is the current shoreline master program designation of the site? Not Applicable as site is not in any shoreline designation area.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. There is a portion in the SW corner of the parcel that is designated as a non-riparian habitat due to the white oak trees. There southern portion of the property contains Type III Wetlands.

i. Approximately how many people would reside or work in the completed project? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
j. Approximately how many people would the completed project displace? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

k. Proposed measures to avoid or reduce displacement impacts, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: We are currently going through the county short plat application process to be sure this project complies with all existing projected uses and plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

9. Housing [help]
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   c. Proposed measures to reduce or control housing impacts, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
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? Not Applicable because this project is only a
      legal division of a 10 acre lot. No physical manipulation of the property will be done.

   b. What views in the immediate vicinity would be altered or obstructed? Not Applicable because
      this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   Proposed measures to reduce or control aesthetic impacts, if any: Not Applicable because this
   project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

11. Light and Glare [help]
   a. What type of light or glare will the proposal produce? What time of day would it mainly
      occur? Not Applicable because this project is only a legal division of a 10 acre lot. No physical
      manipulation of the property will be done.

   b. Could light or glare from the finished project be a safety hazard or interfere with views? Not
      Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the
      property will be done.

   c. What existing off-site sources of light or glare may affect your proposal? Not Applicable because
      this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

   d. Proposed measures to reduce or control light and glare impacts, if any: Not Applicable because
      this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
12. Recreation [help]
   a. What designated and informal recreational opportunities are in the immediate vicinity? None

   b. Would the proposed project displace any existing recreational uses? If so, describe. No

   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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. No

   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. No

   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.

      Archaeological Services LLC performed a Archaeological Predetermination and inspection. The findings were negative.

   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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.
14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The street serving the site is NE Brunner Rd. An existing driveway has been approved by WSDOT to be used for the proposed lot.

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? No

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

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

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? A traffic survey was completed by Mark Johansen and the estimate is 8 vehicular trips per day none of which would be commercial or nonpassenger vehicles.

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
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

b. Proposed measures to reduce or control direct impacts on public services, if any. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

16. Utilities [help]

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

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. Not Applicable because this project is only a legal division of a 10 acre lot. No physical manipulation of the property will be done.

b.

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 signee: Erin P. Johansen
Position and Agency/Organization: ________________________________
Date Submitted: 4/8/19