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: August 22, 2018

Closing date for public comments: September 6, 2018

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: Pollock Short Plat

Case Number(s): PLD2018-00004, SEP2018-00012, WET2018-00007, HAB2018-00009, & EVR2018-00010

Request: The applicant requests approval to subdivide a 4.35 acre parcel into four (4) separate lots in the RC-1 zone.

Address: 21103 NE 67th Avenue
Parcel number(s): 193067-000

Applicant: Robert C and Debrah Kay Pollock
21000 NE 67th Avenue
Battle Ground, WA 98604
360.687.7348
bobpollock@cwestern.com

Owner: Robert C. and Debra Kay Pollock

Contact Person: Hayward Uskoski & Associates
Valerie Uskoski, contact
400 E Evergreen Blvd, Suite 112
Vancouver, WA 98660
360.831.3824
valerie@huaconsulting.com

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

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

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.030 (RC Residential District), Chapter 40.320 (Lanscaping), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), 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: February 6, 2018
Fully Complete date: July 13, 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: September 6, 2018
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: 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: [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

1. Name of proposed project, if applicable:
   Pollock Short Plat
2. Name of applicant:
   Robert Pollock
3. Address and phone number of applicant and contact person:
Applicant:
21000 NE 67th Avenue
Battle Ground, WA 98604
360-687-7348

Contact:
Valerie Uskoski, Hayward Uskoski & Associates, Inc.
400 E Evergreen Blvd Suite 112
Vancouver, WA 98660
360-831-3824

4. Date checklist prepared:
December 5, 2017

5. Agency requesting checklist:
Clark County Community Development

6. Proposed timing or schedule (including phasing, if applicable):
The proposed development is anticipated for construction in spring of 2018

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.
Archaeological Pre-Determination

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.
There are no known applications or proposals directly affecting the property.

10. List any government approvals or permits that will be needed for your proposal, if known.
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 applicant is proposing to subdivide 4.35 acres into 4 single family detached residences.

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 a 4.35 acre parcel comprised of one tax lot (193067000) described as the NE 1/4, S06, T3N, R2E Clark County. The site address is 21103 NE 67th Avenue, Battle Ground, WA 98604.*

**B. ENVIRONMENTAL ELEMENTS**

1. **Earth**
   a. General description of the site:

   (circle one): [ ] Flat; [ ] rolling, hilly, steep slopes, mountainous, other

   b. What is the steepest slope on the site (approximate percent slope)?
   *The site is fairly flat with natural slopes between 0-5%*

   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.
   *Soil types are classified as Cove silty clay loam (CvA) on 79.2%, Dollar Loam (DoB) on 14.7%, and Hillsboro loam (HIB) on 6.1% of the site by the Clark County GIS Packet.*

   d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
   *There are no known unstable soils in the area.*

   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.
   *A shared driveway will be constructed prior to final plat. At full buildout, it is anticipated that three additional residences with appurtenances will be constructed. Less than 500 cubic yards of material will be imported.*

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
   *Erosion could occur as a result of clearing and construction. Best Management Practices will be implemented to prevent erosion during construction activities.*

   g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   *Site impervious surfaces are not expected to exceed 50% after the completion of construction.*

   h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   *Best management practices, such as silt fencing and inlet protection, will be implemented to reduce and control erosion. Best management practices will be maintained for the duration of construction and until permanent vegetation and landscaping is established for long-term erosion control.*

2. **Air**
a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. 

*During site development and building construction there will be exhaust emission from construction equipment. When the proposed residential units are completed, air emissions will be limited to those associated with residential development.*

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No.*

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

*None Proposed.*

3. **Water**

a. Surface Water:

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

*Based on GIS mapping, there is a wetland on the northeast portion of the site that conveys area drainage from the east to the north, crossing the northeast corner of the site.*

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. 

*The wetland is a Category IV wetland, as it has been heavily disturbed as it has historically been used for agriculture. Building envelopes are proposed to avoid impact on wetland area and provide a minimum of 25 foot buffer from the residential use. A site plan is provided with the land use application.*

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. 

*No fill or dredge material is proposed to affect the wetland area.*

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

*The proposal does not require surface water withdrawals or diversions.*

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:

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. Yes, the existing residence has a
well that is shared with the property to the north. Additional wells will be drilled to provide water
to the new residences. Groundwater withdrawals will be limited per Ecology regulations.

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.
Three on site sewage systems will be placed on the site to serve the new single family residences. A
total of four residences will be served by four sewage systems, however, one system is already on
site.

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.
Impervious surfaces will generate runoff on the site. Stormwater will be managed per CCC 40.386.

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

No waste materials from the site will enter surface streams or wetlands.

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:

Stormwater generated by the development will be managed per Clark County Code 40.386.

4. Plants

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

- _X_ deciduous tree: alder, maple, aspen (other)
- _X_ evergreen tree: fir, cedar, pine, other
- ___ 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? *Fir trees may be removed if necessary during construction, however the applicant intends to preserve existing vegetation to the extent practicable.*

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
*An L3 landscape buffer will be provided between the site and the parcels to the east. The site will be landscaped in compliance with Clark County Code.*

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

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

c. Is the site part of a migration route? If so, explain.
*The site is within the Pacific Flyway.*

d. Proposed measures to preserve or enhance wildlife, if any:
*None.*

e. List any invasive animal species known to be on or near the site.
*None known.*

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
*Electric and natural gas will be used to meet the projects energy needs.*
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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, if any:
Construction of energy-efficient homes will lower heating and cooling demands year-round.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. There are no known environmental health hazards that could occur as a result of this proposal.

1) Describe any known or possible contamination at the site from present or past uses.
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.
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.
None known.

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

5) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Noise associated with agricultural and residential uses are not expected to affect the project.

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.
Levels of short-term noise are consistent with those generated by the construction of a residential subdivision. Continued occupancy in the long-term will produce increased traffic noise as well as typical household noise.

3) Proposed measures to reduce or control noise impacts, if any: None.
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. Adjacent sites include low-density residential properties and two rural commercial properties to the east. The proposed short plat will not affect the surrounding land uses.

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? The site has been used for agricultural practices.

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. There is currently a single family residence and an outbuilding on the site.

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

e. What is the current zoning classification of the site? RC-1

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

g. If applicable, what is the current shoreline master program designation of the site? None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. The site contains GIS mapped wetland areas.

i. Approximately how many people would reside or work in the completed project? 4 Single-family detached residential units would house approximately 16 people (assuming an average of 4 people/unit).

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

k. Proposed measures to avoid or reduce displacement impacts, if any: Impact fees will be paid to offset the impacts created by the development.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project complies with RC-1 zoning uses (CCC 40.210).
m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None

9. Housing
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. 3 single family, middle-income houses would be provided.
   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None
   c. Proposed measures to reduce or control housing impacts, if any: None proposed.

10. Aesthetics
    a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? No structures are proposed for the short plat. Clark County Code will limit the height of the structures and insure compliance at the time of building permit.
    b. What views in the immediate vicinity would be altered or obstructed? None
    d. Proposed measures to reduce or control aesthetic impacts, if any: None proposed

11. Light and Glare
    a. What type of light or glare will the proposal produce? What time of day would it mainly occur? No light or glare will be produced in this short plat proposal.
    b. Could light or glare from the finished project be a safety hazard or interfere with views? No.
    c. What existing off-site sources of light or glare may affect your proposal? None
    d. Proposed measures to reduce or control light and glare impacts, if any: None proposed

12. Recreation
    a. What designated and informal recreational opportunities are in the immediate vicinity? McConnel Park is approximately 3 miles north east of the site.
    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: None proposed.

13. Historic and cultural preservation
a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. 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. An archaeological predetermination has been completed for this site.

"At no point did ASCC observe any historic or pre-contact artifacts during either phase of this predetermination investigation. Thus, it is ASCC's opinion that no further archaeological work is necessary." (See Archaeological Services LLC report dated October 9, 2017)

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. An archaeological predetermination has been completed for this site and GIS packet was referenced.

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. Should artifacts be discovered during construction activities, work in the area of the discovery will be stopped and all applicable state regulations will be implemented.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. The site is served by NE 67th Ave and lots will be served via a shared access easement (driveway) from 67th Avenue.

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 served by public transit, the nearest bus stop is approximately 2.5 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? The complete project will provide a minimum of two parking spaces per lot. No spaces will 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 improvements will be required.

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? The 9th Generation ITE Trip Generation Manual
ITE Land Use Code 210 (Single-Family Detached Housing) was used to calculate trip generation for the site. Each residence is expected to produce ten daily trips with one PM peak hour trip occurring during the PM peak hour. The site currently generates ten daily trips with one PM peak hour trip. The site will generate three additional PM peak hour trips, for a total of four PM peak hour trips. None of the trip volume is expected to be trucks.

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

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The proposal will result in a minimal increase in need for public services as is consistent with an increase in 3 single family residences to an area.

b. Proposed measures to reduce or control direct impacts on public services, if any. None proposed

16. Utilities

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

   Current water onsite is from a well, and there is one septic system already on site.

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 (Clark Public Utilities), telecommunications, and garbage (Waste Management). Each proposed lot will be served by onsite sewage systems and private wells.

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: [Signature]

Name of signee: Valerie Uskoski


Date Submitted: 1/18/2018

D. supplemental sheet for nonproject actions [help]

(IT IS NOT NECESSARY to use this sheet for project actions)
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.