

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: December 11, 2015

Closing date for public comments: December 28, 2015

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: Schmid Short Plat

Case Number: PLD2015-00041; SEP2015-00058; SHL2015-00036;
FLP2015-00026; HAB2015-00079; EVR2015-00042;
WET2015-00057; GEO2015-00020

Request: The applicant is requesting approval for a 2-lot land division using the cluster provisions of the Clark County Code. Shoreline exemption review and a road modification request are also included.

Revised 7/9/13



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



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

Location: 19302 NE 68th Street

Applicant: Quail Homes
Jon Girod
4501 NE Minnehaha, Suite 200
Vancouver, WA 98661
360-907-5800 jon@quailhomes.com

Contact Person: Seth Halling, P.E.
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
360-882-0419 sethh@aks-eng.com

Property Owner: David and Kathie Schmid
19302 NE 68th Street
Vancouver, WA 98682

Comp Plan Designation: Rural

Parcel numbers: Tax lot 27 (169719-000) located in the Northwest quarter of Section 8, Township 2 North, Range 3 East of the Willamette Meridian

Neighborhood Contact: There is no recognized Neighborhood Association in this area

Staff Contact: Terri Brooks
(360) 397-2375 ext. 4885
Terri.brooks@clark.wa.gov

Applicable code sections

Clark County Code Sections: 40.200 (General Provisions); 40.210.020 (Rural Districts);; 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.370.010 (Sewer); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.420 (Wetlands); 40.440 (Habitat); 40.460 (Shoreline Master Program); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 15(Fire Code); Title 24 (Public Health);and RCW 58.17 (State Platting Laws).

Application Filing date: October 1, 2015
Fully Complete date: November 30, 2015

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: December 28, 2015

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

Mail: Attn: Terri Brooks
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: terri.brooks@clark.wa.gov

SEPA Options

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

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

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

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

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

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

Appeals

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

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

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

SEPA Appeal

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

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

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

Attachments

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

Distribution

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

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Community Development Land Use Review Fire Marshal's Office Clark County Public Health Clark County Public Works Development Engineering Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District #5 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:

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

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

2. Name of applicant: ***_Quail Homes***

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

Applicant:

4501 NE Minnehaha, Suite 200

Vancouver, WA 98661

Jon Girod

jon@quailhomes.com

360-907-5800

Contact: AKS Engineering & Forestry

9600 NE 126th Ave, Suite 2520

Vancouver, WA 98682

Seth Halling

sethh@aks-eng.com

360-882-0419

4. Date checklist prepared: ***August 5, 2015***
5. Agency requesting checklist: ***Clark County***
6. Proposed timing or schedule (including phasing, if applicable):
The applicant intends to begin the work described in this checklist within 5 years from the date of land use approval and no phasing is proposed.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. ***None proposed***
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. ***Wetland & Habitat Determination, Archaeological Predetermination, Floodway Inquiry, and Shoreline Exemption.***
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.
No applications pending
10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA Determination, Wetland & Habitat Determination, Short Plat Approval, Archaeological Predetermination, and Shoreline Exemption.
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 proposes a 2-lot short plat on a +- 11.41 acre lot in the R-5 zone. There is an existing residence on the southern portion of the site, which is proposed to be retained. Site development will include site clearing, excavation and grading, construction of a gravel driveway, utilities, and stormwater facility. In addition this application proposes to widen NE 73rd Street to 12 feet of pavement and to install a turnout.
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.
Address: 19302 NE 68th Street
Abbreviated Legal: NW 1/4, Sec 08, T2N, R3E, WM.
Clark County parcel ID# 169719-000

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____ ***Sloped towards the center of the site (Lacamas
Creek).***

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

Slopes range from approximately 2-24%, with the site's steepest slopes along the northern edge of Lacamas Creek, located within the 200 foot shoreline area.

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 soils in this parcel are Dollar Loam (DoB), Hockinson Loam (HtA), and Hesson Clay Loam (HcD).

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

No surface indications or history of unstable soils on site or in immediate vicinity

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. _

Applicant proposes to remove trees and/or vegetation and perform on site grading necessary to install the proposed driveway and turnaround. Estimated on-site quantities: Cut 50 CY, Fill 50 CY. This application also includes improvements to NE 73rd Street, including widening the street to 12 feet of pavement and installing a turnaround. Estimated off-site quantities: Cut 25 CY, Fill 25 CY. Fill areas will utilize on site materials and import materials from approved off- site sources, if necessary.

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

Erosion potential will be minimized by utilizing best management practice for erosion control.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _

Project construction and the existing improvements will result in impervious surfaces estimated to comprise 3% of the site.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: _

Applicant proposes to utilize best management practices to minimize soil erosion.

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. Once construction is completed, air emissions will be limited to automobile exhaust from vehicles entering and leaving the site.

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Applicant will comply with applicable code and best management practices

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.

Yes, Lacamas Creek runs east to west through the subject site. There are wetlands on site as well. No improvements are proposed in these areas.

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 development is proposed within wetland buffers or 200 feet of Lacamas Creek.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. ***None proposed***

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. ***No***

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The floodway fringe is on a portion of the site. Therefore, this application includes a Floodplain Inquiry.

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, water will be withdrawn for the proposed well. Water discharged will be limited to an on-site septic system.***

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. ***An on-site septic system is planned to serve the future residence on Lot 2.***

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. ***Stormwater generated by impervious surfaces will be dispersed through native vegetation per Clark County Code 40.385.***

2) Could waste materials enter ground or surface waters? If so, generally describe. ***Stormwater will be dispersed through native vegetation. An on-site septic system will be used to serve the future residence on Lot 2.***

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. ***Stormwater was previously dispersed within the vegetation onsite and the proposed stormwater generated by impervious surfaces will be dispersed through native vegetation per Clark County Code 40.385.***

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: ***Stormwater generated by impervious surfaces will be dispersed through native vegetation per Clark County Code 40.385. The onsite septic systems will meet all applicable code requirements.***

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
- _x_ shrubs
- _x_ grass
- ___ pasture
- _x_ crop or grain
- ___ Orchards, vineyards or other permanent crops.
- _x_ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Proposed site development will require clearing and grading of approximately 0.63 acres of the site on the north side of Lacamas Creek; predominantly grass. Native vegetation along the on-site creeks and wetlands will be preserved.

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: **Landscaping is proposed to mitigate the proposed riparian buffer reduction. Refer to the Wetland Determination and Riparian Buffer Modification Plan that accompanies this application for additional information**

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

Himalayan Blackberry

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: **coyote, rabbit**
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.

Yes, Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any:
Keep proposed construction activities outside of the 200-foot shoreline.

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. **Electricity will be available for the energy needs of residents.**

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:

None, future energy conservation features may be installed with future home construction.

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.

Environmental hazards are limited to standard risks associated with construction and occupancy of development.

- 1) Describe any known or possible contamination at the site from present or past uses.

None

- 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.

Typical construction materials such as: gas, diesel, oil, etc.

- 4) Describe special emergency services that might be required.

None

- 5) Proposed measures to reduce or control environmental health hazards, if any: **Applicant will comply with applicable code and best management practices**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None known**

- 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. **Short term- construction equipment during Clark County's Construction Hours (7am – 10 pm), per CCC 9.14.010. Long term- vehicles enter and leaving site.**

- 3) Proposed measures to reduce or control noise impacts, if any: **Require all construction equipment to have muffled exhaust.**

8. Land and shoreline use

- 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 on-site use is a single-family residence. Properties to the east, south, and west are large lot rural residential and the property to the north is AG-20. The proposed short plat**

will not affect current land uses in the area, except for the additional traffic associated with one additional residence.

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. ***There is a 2-story single-family residence on the southern portion of the subject site.***

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

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

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

g. If applicable, what is the current shoreline master program designation of the site?
Rural Conservancy Residential

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. ***Lacamas Creek is located on site and its associated buffer, a 200 foot shoreline off Lacamas Creek, floodway fringe, steep slopes, and wetlands.***

i. Approximately how many people would reside or work in the completed project?
Assuming two people per dwelling unit, approximately 4 people will reside.

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

k. Proposed measures to avoid or reduce displacement impacts, if any: **_ None**

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **_ *Proposed measures include approval through the Clark County Short Plat Review process.***

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: ***Proposed measures include approval through the Clark County Short Plat Review processes.***

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. ***_ One additional dwelling unit will be added, for a total of two middle-class dwellings.***
- 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***

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? ***_ The future residence will not exceed 35 feet in height. The future residence has not been designed with this application. Therefore, the future building materials are unknown at this time and will be approved through Clark County's building permit process.***
- b. What views in the immediate vicinity would be altered or obstructed? ***_ No known views will be obstructed.***
- c. Proposed measures to reduce or control aesthetic impacts, if any: ***_ No additional measures outside of Clark County Municipal Code.***

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ***_ No impacts are anticipated in excess of normal residential lighting and glare.***
- 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? ***None known.***
- 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 located on or near the site? 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. ***None known. An archeological investigation of the site has been completed, declared negative, and submitted to DAHP.***
- 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. ***None proposed at present time.***
- 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. ***None proposed at present time.***

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. ***Lot 1 of the proposed short plat will continue site access from NE 68th Street, which fronts the south side of the site. Lot 2 will gain access via a gravel driveway from the terminus of NE 73rd Street, through an existing 30 foot wide easement across Parcel 169732-000.***
- 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. Nearest public transit stop is located near the intersection of Ward Road and NE 4th Plain Blvd.***
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? ***The project does not propose any parking spaces, other than those provided with each residence.***
- 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). ***This application proposes to widen NE 73rd Street to 12 feet of pavement width and install a turnout. No improvements are proposed to NE 68th Street.***
- 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 proposed development is expected to generate 19 trips per day. 2 am peak hour and 2 pm peak trips.***

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. ***None are anticipated.***

h. Proposed measures to reduce or control transportation impacts, if any: ***Traffic impact fees will be paid at the time of issuance of building permits.***

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. ***Yes: An additional 1 residential dwelling unit will cause an incremental increase in the need for all public services.***

b. Proposed measures to reduce or control direct impacts on public services, if any. ***The appropriate impact fees will be paid.***

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electrical: Clark Public Utilities

Refuse: Waste Connections

Telephone: Century Link

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: 

Name of signee Seth Halling

Position and Agency/Organization Project Manager, AKS Engineering Forestry

Date Submitted: 09/01/15

