

## 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: June 26, 2020**

**Closing date for public comments: July 13, 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:** Henry Short Plat

**Case Number:** PLD-2020-00002

**Request:** The applicant is requesting Short Plat Review approval to divide parcel 9860427000 (30 acres) into three (3) 10-acre parcels located in the R-10 zoning district. This application includes a Wetland and Habitat Review, Geohazard, Variance and a Class IV-G Conversion Forest Practice.

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 360.397.2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Location:** Parcel 986042700, Tax Lot 96 located in the Southeast Quarter of Section 01, Township 4, Range 2 east of the Willamette Meridian

**Applicant:** RVHB LLC  
C/O Ron Veach  
Post Office Box 1683  
Brush Prairie, WA 98606  
**Phone** - (360) 883-2506  
**E-mail** - [Ronveach@hotmail.com](mailto:Ronveach@hotmail.com)

**Contact Person:** Minister-Glaeser  
Chris Avery  
2200 E Evergreen Blvd.  
Vancouver, WA 98661  
**Phone** - (360)-694-3313  
**E-mail** - [CSA@mgsurvey.com](mailto:CSA@mgsurvey.com)

**Property Owner:** Same as the applicant

**Comp Plan Designation:** R-10 / Rural 10

**Parcel numbers:** 986042700

**Township: 4**                      **Range: 2**                      **Section: SE 01**

**Neighborhood Contact:** East Fork Alliance Neighborhood  
Phone 564.397.2316  
Email [EastforkallianceNA@gmail.com](mailto:EastforkallianceNA@gmail.com)

**Staff Contact:** Melissa Curtis  
564.397.5870  
[Melissa.curtis@clark.wa.gov](mailto:Melissa.curtis@clark.wa.gov)

**Applicable code sections**

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.260.080 (Forest Practices), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention and Safety), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), 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 40.550.020 (Variances), 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:** January 7, 2020  
**Fully Complete date:** February 18, 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:** July 13, 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: Melissa Curtis  
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:** [Melissa.Curtis@clark.wa.gov](mailto:Melissa.Curtis@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](http://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 Co Fire  
Clark Public Utilities  
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media: The Columbian  
The Oregonian  
The Reflector  
Vancouver Business Journal  
The Post Record
- Other: Applicant  
Clark County Neighbors  
Clark County Natural Resources Council  
Clark County Citizens United  
C-Tran  
Neighborhood Association

**Additional attachment for agencies:**

- SEPA checklist

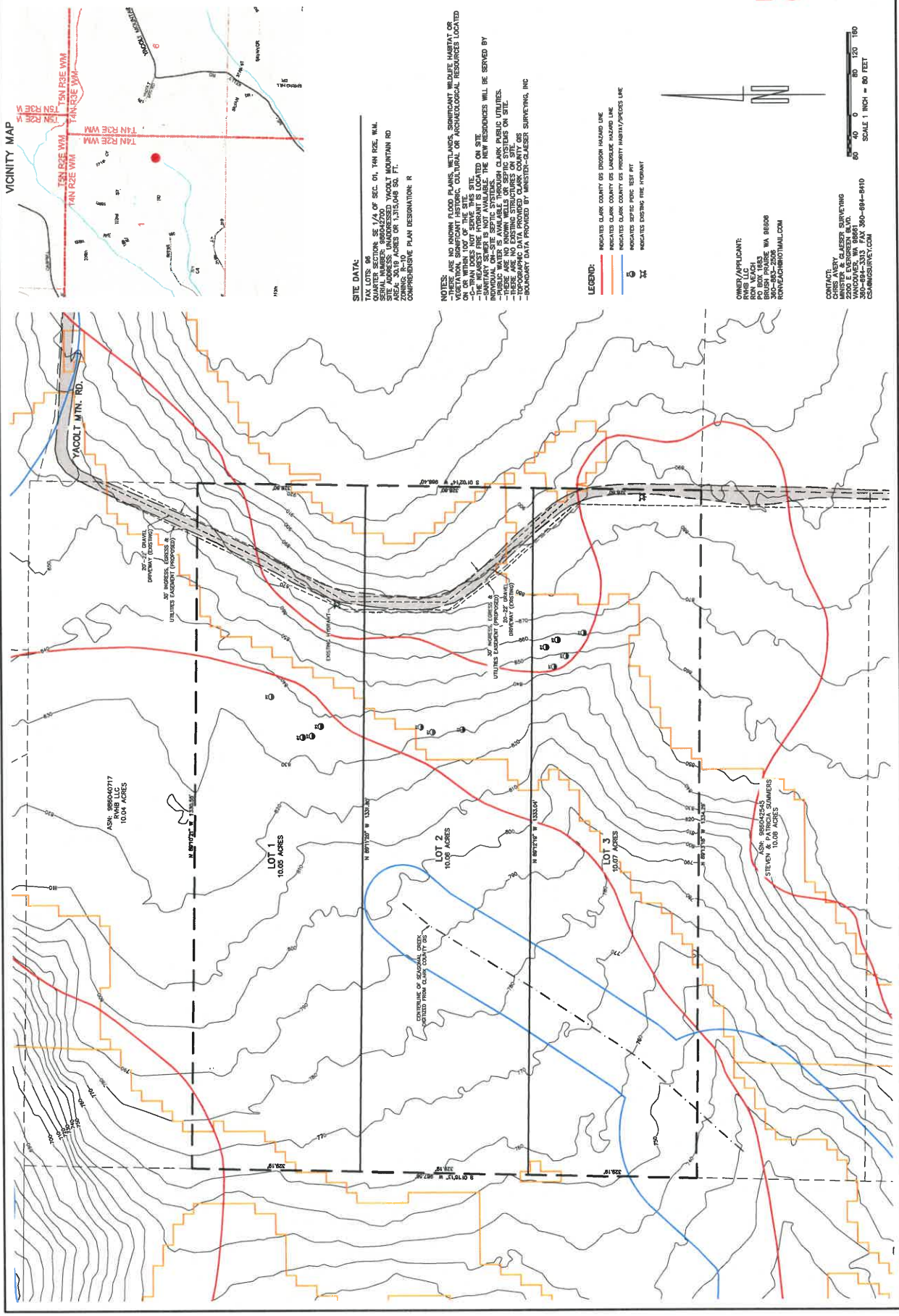




JOB # 15-365  
 FILE: 15365PR3  
 DATE: 02/04/20  
 DRAWN BY: CSA  
 SHEET 1 OF 1

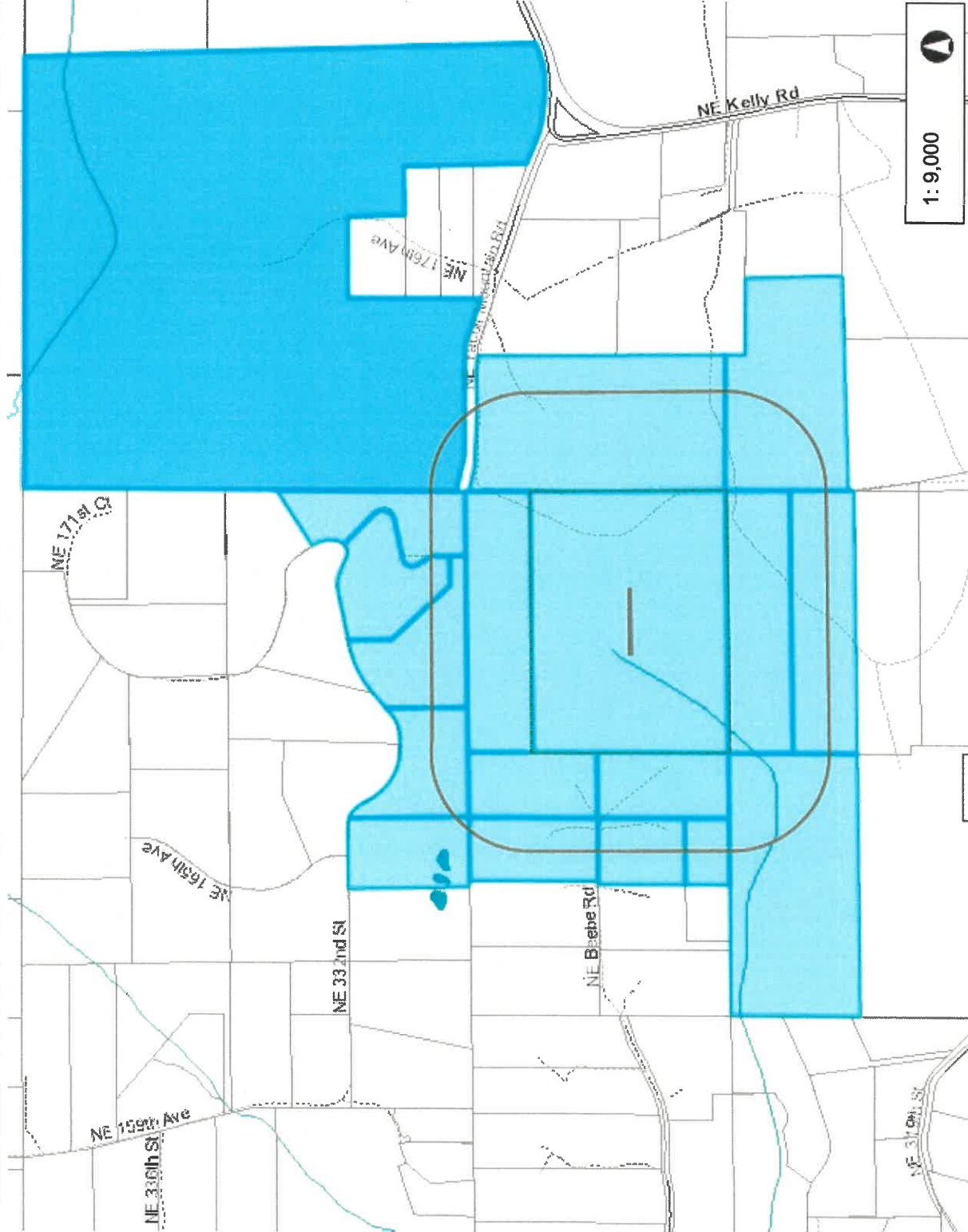
**HENRY MEADOWS**  
 PLAN FOR:  
**PROPOSED & EXISTING CONDITIONS**

**PROJECT DESCRIPTION:**  
 SHORT PLAT PARCEL #888042700  
 (30 ACRES) INTO THREE (3) 10-ACRE LOTS  
 UTILIZING THE DEVELOPMENT STANDARDS  
 OF THE R10 ZONE, CLARK COUNTY WA.





# Henry Meadows Short Plan 500' List



1,500.0 0 750.00 1,500.0 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

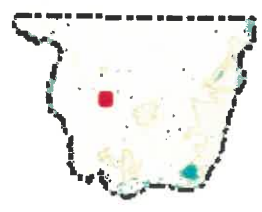
1: 9,000

### Notes:

Parcels within 500 foot radius of the project.

### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



# SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

## Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

## Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.”

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

## Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is “does not apply.” In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

Revised 9/1/11



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



**A. Background**

1. Name of proposed project, if applicable:

*Henry Meadows Short Plat*

2. Name of applicant:

*RVHB LLC, Ron Veach*

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

*Applicant:*

*Ron Veach*

*P.O. Box 1683*

*Battle Ground, WA 98604*

*360-883-2506*

*Contact Person*

*Chris Avery, Minister-Glaeser Surveying*

*2200 E Evergreen Blvd*

*Vancouver WA 98661*

*360-694-3313*

4. Date checklist prepared:

*01/03/20*

5. Agency requesting checklist:

*Clark County Community Development*

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

*The short plat process is proposed to be completed by the end of 2020. Home construction is undetermined.*

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

*Not at this time*

8. List any environmental information that has been or will be prepared related to this proposal.

*Archaeological Predetermination, Habitat & Wetland Predetermination, Geological Assessment.*

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

*No*

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

*Preliminary Short Plat Review, SEPA, Final Plat, Clark County Health Department Development Review.*

- 11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*Short plat parcel 986042700 (30.19 acres) into three (3) 10-acre lots utilizing the development standards for the R-10 zone. There are no existing structures on site. The new lots will be accessed via a 20' wide gravel private road located within a 30' easement. The new lots will be connected to individual on-site septic systems and public water provided by Clark Public Utilities.*

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

*The subject parcel is Tax Lot 96 located in the Southeast quarter of Section 01, Township 4 North, Range 2 East, of the Willamette Meridian, Clark County, Washington. Clark County Property Identification Number 986042700.*

**B. Environmental Elements**

**1. Earth**

- a. General description of the site (circle one): Hilly, flat, :  rolling, steep slopes, mountainous, other \_\_\_\_\_.

*The site is rolling. According to the Developers GIS Packet slopes on the site consist of:*

**Slope:**

<i>0-5 percent,</i>	<i>2.2% of parcel</i>
<i>5-10,</i>	<i>38.4%</i>
<i>10-15,</i>	<i>29.6%</i>
<i>15-25,</i>	<i>20.5%</i>
<i>25-40,</i>	<i>9.3%</i>
<i>40-100,</i>	<i>3.3%</i>

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*Per the Developer's GIS Packet, 40-100 percent, 3.3% of parcel*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

*Per the Developer's GIS Packet Soil Types Consist of:*

**Soil Type(s):** CnB, 7.7% of parcel  
OID, 56.7%  
OmF, 35.6%

**Hydric Soils:** Non-Hydric, 100% of parcel

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

*No, a Geohazard Area Study has been provided by Central Geotechnical Services.*

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

*At the time of new home construction, grading will be required for the new residences, driveway and other appurtenances. It is unknown at this time the quantities of grading that will occur or their source.*

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

*Yes. Standard erosion control measures will be followed during all phases of construction on this site.*

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

*Approximately 1-2%*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

*Follow standard erosion control measures during site development.*

## **2. Air**

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

*Construction equipment emissions and dust on the short term. Long term emissions would be produced by automobile traffic and normal household activities, possibly including wood burning stoves, fireplaces and barbecues.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.

*None known*

- c. Proposed measures to reduce or control emissions or other impacts to air:

*Dust from construction can be mitigated by sprinkling the site with water during construction as needed.*

### **3. Water**

- a. Surface:

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

*Clark County GIS indicates a seasonal creek located in the SW corner of the site. A habitat predetermination will be completed with this land use application to confirm the existence and location of this creek. The applicable riparian setbacks will be adhered to with site development.*

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

*No*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

*None*

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

*No*

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.

*No*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

*No*

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

*The three new residences will be connected to public water provided by Clark Public Utilities.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

*The three new residences will be served by private on-site septic systems. Clark County Health Department has reviewed the perk tests for the proposed lots and they have a current OS Evaluation.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

*There will be stormwater run-off produced from the driveways and future homes. That run-off will contain material washed from those surfaces. A Preliminary Stormwater Report has been included with this Short Plat Application.*

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

*No*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:



*Use of the approved erosion control measures during all phases of development and the construction of stormwater control facilities. Regular maintenance of the individual septic systems should also be performed per the Clark County Health Department requirements.*

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#### 4. Plants

a. Check or circle types of vegetation found on the site

- Deciduous tree:  alder,  maple,  aspen,  other
- Evergreen tree:  fir,  cedar,  pine,  other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

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

*Most of the vegetation on this site will be left intact. Vegetation will be removed for grading of home sites, driveways, storm facilities, septic systems and other appurtenances.*

c. List threatened or endangered species on or near the site.

*None known*

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

*None at this time.*

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#### 5. Animals

a. Circle any birds and animals which have been observed on or near the site:

- Birds:  hawk, heron,  eagle,  songbirds, other;
- Mammals:  deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

*There are small mammals, such as mice and rabbits located on and near the site. This site is also in an area where larger mammals, such as deer, coyotes, bear and other mammals indigenous to the Clark County area are sometimes sighted.*

- b. List any threatened or endangered species known to be on or near the site.

*None known*

- c. Is the site part of a migration route? If so, please explain.

*Pacific Flyway (bird migration)*

- d. List proposed measures to preserve or enhance wildlife:

*None at this time*

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## **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.

*The development of housing on this site will result in the use of electricity for lighting and heating. It is possible that propane, oil and/or wood heating may also be used by future homeowners. There are no house plans available at this time.*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.

*No*

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

*No plans for homes are available at this time. All home construction will be in conformance with Clark County Building Codes.*

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## **7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

*None known*

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

*None known*

- 2) Proposed measures to reduce or control environmental health hazards, if any:

*None at this time*

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

*There is existing traffic and typical rural residential noise in the area, including home construction activity.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

*Noise associated with rural residential home construction will be created upon full build-out of this site into single-family residential housing.*

- 3) Proposed measures to reduce or control noise impacts:

*Construction on the site will take place during normal working hours as allowed by the Clark County Noise Ordinance (CCC9.14).*

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## **8. Land and shoreline use**

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

*The site is currently undeveloped rural acreage. Adjacent parcels to the Southwest, South, and East are also designated as R-10. The parcels to the Northwest, and West are designated as Residential District 5. The parcel to the Northeast of the parcel, on the North side of N Yacolt Mountain Road is zoned as Forest District 80.*

- b. Has the site been used for agriculture? If so, please describe.

*No*

- c. Describe any structures on the site.

*None*

- d. Will any structures be demolished? If so, please describe.

*No*

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

*R-10*

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

*R-10*

- g. What is the current shoreline master program designation of the site?

*Not applicable*

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

*Yes, as previously noted there is a mapped creek in the SW corner of the subject property.*

- i. How many people would reside or work in the completed project?

*Unknown at this time. There will be three total parcels created with this proposal. Per the 2010 US Census there were an average of 2.51 persons per household in Washington State. That would equate to approximately 8 people residing in this completed project.*

- j. How many people would the completed project displace?

*None*

- k. Please list proposed measures to avoid or reduce displacement impacts:

*Not applicable*

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

*Meet the requirements that are agreed upon between the developer of this site and Clark County based on the current Washington State and Clark County Codes.*

## **9. Housing**

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.

*There will be 3 new unit created with this proposal. It is anticipated to be middle-income housing.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.

*None*

- c. List proposed measures to reduce or control housing impacts:

*None*

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## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

*There are no house plans available at this time. The maximum height based on zoning CCC Table 40.210.020-3 is 35 feet.*

- b. What views in the immediate vicinity would be altered or obstructed?

*None*

- c. Proposed measures to reduce or control aesthetic impacts:

*None*

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## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

*When homes are built on the proposed lots there will be light produced from house, yard and porch lights.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*The proposed level of lighting will be consistent with that produced within rural residential neighborhoods.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Surrounding traffic*



- d. Proposed measures to reduce or control light and glare impacts:

*None*

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## **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

*None in the immediate vicinity.*

- b. Would the project displace any existing recreational uses? If so, please describe.

*No*

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

*The increased property tax collected from the future developed lots will help offset impacts created by this development on recreation areas.*

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## **13. Historic and cultural preservation**

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

*None known*

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*None known*

- c. Proposed measures to reduce or control impacts:

*If any historic archaeological materials are uncovered during construction on this site the appropriate agencies will be contacted and construction will be stopped until further investigation can be made. A note will be placed on the final subdivision plat.*

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## **14. Transportation**

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

*The new lots will be accessed via a 20' wide gravel private road located within a 30' easement. This gravel private road connects to NE Yacolt Mountain Road at the NE corner of the subject property.*

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

*The nearest C-Tran stop is located Easterly at the corner of W. Yacolt Road and N. Railroad Avenue. Approximately 4.2 miles East of the site. The current edition of C-Tran's Rider's Digest should be consulted for detailed information regarding current transit stops and routes in service for this area.*

*C-Tran does not serve this location.*

- c. How many parking spaces would the completed project have? How many would the project eliminate?

*There will be parking provided on each parcel with the future driveways and garages.*

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

*No.*

- e. Will the project use water, rail, or air transportation? If so, please describe.

*No*

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

*At approximately 9.57 vehicle trips per new home per day, there will be an additional 30 new trips generated.*

- g. Proposed measures to reduce or control transportation impacts:

*Transportation impact fees will be paid at the time of building permit issuance.*

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## **15. Public services**

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*Yes. The completion of this development and the construction of new homes will increase the need for public services in the area.*

- b. Proposed measures to reduce or control direct impacts on public services:

*The payment of transportation and school impact fees will aid in offsetting the impact this development. This development will increase the tax base in the area and thereby contribute funds for public services. The residences of this development will bring in sales tax revenue to the area and the need for new businesses. The proposed development meets the zoning and comprehensive plan goals for the area by providing residential housing lots at the density targeted by those plans.*

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## 16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:
- *Electricity: Clark Public Utilities*
  - *Water: Clark Public Utilities*
  - *Telephone: CenturyLink*
  - *Sanitary Sewer: Private Septic Systems*
  - *Refuse:*

## 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: *Crista Gray* Date Submitted: 01/06/20