

Notice of Type III Application, Optional SEPA Determination of Non-Significance, and Public Hearing

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 (CCC), 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 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.

Closing date for public comments: Saturday, September 2, 2017

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on Thursday, October 26, 2017 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

The doors to the Public Service Center will open between 5:45 and 7:00 p.m. for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center, access off Franklin Street.

At the hearing, the Hearing Examiner will consider the following:

Project Name: Mountain Estates Cluster Subdivision

Case Number: PLD2017-00046, SEP2017-00060, FLP2017-00012, GEO2017-00020, & HAB2017-00062

Revised 7/15/13



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

Request: The applicant is requesting to subdivide a 425.89 acre parcel into 42 detached single family residential parcels in the AG-20 zone. It is anticipated that both existing homes will remain and placed on 1.5 acre cluster lots, however, one of the homes may be removed prior to Final Plat Recording and the cluster lot added to the area where the other cluster lots are located along NE 50th Avenue. The proposal was contingently vested under the previous Ag-10 zoning.

Location: 6112 NE 179th Street
Vancouver, WA 98686

Applicant: Sterling Design
c/o Joel Stirling
2208 E Evergreen Blvd.
Vancouver, WA 98661
joel@sterlingdesign.biz

Property owner: Manor Land Company Inc.
PO Box 61983
Vancouver, WA 98666

Hearing Examiner: Joe Turner

Staff contact: Bryan Mattson
(360) 397-2375 ext. 4319
Bryan.mattson@clark.wa.gov

Neighborhood contact: Fairgrounds Neighborhood Association
Bridget Schwarz, president
(360) 573-5873
Email: bridget@bridge-i-t.com

Date this Public Notice issued: Friday, August 18th, 2017

Legal description of property: Tax lot 3, located in the NE, NW, SE, & SW 1/4 of Section 7, Township 3 north, Range 2 East, Willamette Meridian

Approval Standards/Applicable Laws:
Clark County Code Sections: 40.510.030 (Procedures), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), SEPA (40.570), Archaeological (40.570.080), Section 40.210.010 (Forest & Agriculture Districts), 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 40.420 (Flood Hazard Areas), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450

(Wetland Protection), Section 40.520.010 (Legal Lot Determination), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: 7/21/2017
Fully Complete date: 8/4/2017

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted above 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.

Closing date for public comments: Saturday, September 2, 2017

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.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Bryan Mattson
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: Bryan.mattson@clark.wa.gov

Staff Report Timelines/Process

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Information regarding this application can be obtained by calling (360) 397-2375 ext. 4319, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

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

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.

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.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

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.

Appeals must be in writing and should contain the following information:

- Case number designated by the county
- Name of the applicant
- Name of each petitioner
- Signature of each petitioner or his or her duly authorized representative
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.020(H) or 40.510.030(H)
 - The reasons why the SEPA determination is in error
- The appeal fee

Please refer to the *Appeals* handout for more information and fees.

The appeal request and fee shall be submitted in person to the Department of Community Development at the address listed below:

Public Service Center
Community Development Permit Center
1300 Franklin Street, first floor
Vancouver, WA 98660

Public Testimony

Faxed, mailed or delivered testimony must be received at the Community Development Permit Center by 12:00 noon the day of the hearing. Other written or verbal testimony may be presented and considered at the public hearing.

Testifying in person

Any person wishing to present testimony at the Public Hearing should arrive by 6:00 p.m. at the Public Service Center, sixth floor, 1300 Franklin Street, Vancouver, Washington.

For more information, see *The land use hearing process and how to provide effective testimony* handout on the Web site at www.clark.wa.gov/development/how.html

Written testimony

Written testimony must arrive by 12:00 noon on the day of the hearing.

Hand-deliver: Community Development
Public Service Center
1300 Franklin, first and third floors
Vancouver WA 98660

Mail: Land Use Review, Community Development
PO Box 9810
Vancouver, WA 98666-9810.

Fax: (360) 397-2011, Attn: Bryan Mattson

Accommodation of physical impairments

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2322; Relay 711 or (800) 833-6384; Email ADA@clark.wa.gov.

Appeal of Hearing Examiner Decision

The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless:

- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

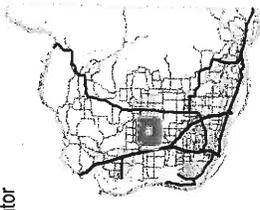
Refer to the *Appeals* handout for more information and fees.

Attachments

- Proposed land division plan
- Map of property owners receiving notice

Mountain Estaes Cluster Subdivision 500' List

Locator



Legend

- Subject Property
- Buffer Selection
- Parcels
- Water Body
- Incorporated
- Urban Growth Area
- Unincorporated

Parcels within 500 foot radius of the project.

Scale: 1:22,303



NOTE: This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.

TAB 16
STATE ENVIRONMENTAL REVIEW

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



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

A. Background

1. Name of proposed project, if applicable:

Mountain Estates Cluster Subdivision

2. Name of applicant:

Joel Stirling

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

**STERLING DESIGN, INC.
2208 E. Evergreen Blvd., Vancouver, WA 98661
Contact: Joel Stirling**

4. Date checklist prepared:

July 21, 2017

5. Agency requesting checklist:

Clark County

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

Construction in summer of 2018

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. **No**

8. List any environmental information that has been or will be prepared related to this proposal. **Critical Areas Report by Cascadia Ecological Services**

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:

Approval by Clark County for the proposed Land Division, Approval by Clark Public Utilities for Public Electricity & Water Service.

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.)

The project proposal is to subdivide approximately 428 acres, within the AG-10 Zone, into 42 single-family residential lots utilizing a Type III Land Division process and the Cluster Subdivision approval provisions within the Clark County Development Code. The property currently is an operating cattle farm and has two (2) single family residence(s) on it along with multiple farm buildings. The property may be developed in two (2) Phase(s) and one or both of the existing home(s) will be retained within the project. All existing farm buildings will remain since the farm will continue to operate on the Cluster Subdivision Remainder Parcel after the Final Plat is recorded.

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 project is located on one (1) legal tax parcel identified as Property Serial Number: 193297-000 and is located in portions of the SW, SE, NE & NW quarters of Section 7, Township 3 North, Range 2 East of the Willamette Meridian, Clark County, Washington. The street address for one of the existing homes is: 6112 NE 179TH ST, VANCOUVER, 98686.

B. Environmental Elements

Agency use only

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 and the approximate percentage of the slope? **20%**
- 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. **Soils on the property are mapped as HoB, HoD & CvA, by the Washington State**

Department of Ecology. The onsite soils are categorized within Soil Group 3 for WWHM12 calculations and the soils are suitable for construction of homes and infrastructure. The soils are not considered prime farmland and the majority of the property is encumbered by wetlands and other critical areas.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will take place as needed for construction of roads, utilities and subdivision infrastructure. Up to 20,000 cu.yds of grading could possibly take place during subdivision construction but grading will be kept to a minimum to assure financial feasibility and to blend the finished project with the existing contours of the property as required for the use of septic systems. Granular fill will be imported to the project for use as trench backfill, road base, and in other areas of the project as needed. All fill materials brought to the property will be from an approved source but that source is not known at this time.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, an erosion control plan will be prepared and approved by Clark County prior to commencing construction at the site.**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?
Approximately 2.5%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Obtaining an approved erosion control plan prior to commencing construction.**

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. **Typical construction related emissions will result from the project during site infrastructure construction. Following home construction, typical automobile, and single-family home emissions will result from the project. There is an existing cattle**

farm on the property that will remain and continue to operate following the proposed development of the Cluster Subdivision Lots.

- 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: **None**

3. Water

Agency use only

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. **Yes, Mill Creek flows through the property and there are multiple wetlands on the property.**
- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **Yes, there will be stormwater management facilities constructed within the outer limits of the 200-foot buffer of Mill Creek. There also will be stormwater management facilities constructed within the wetland buffer as needed to allow stormwater to continue to flow to the natural flow routes.**
- 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. **No ground water will be withdrawn from the property but it is likely that there will be limited infiltration from the multiple stormwater management systems located throughout the project. All stormwater will be collected and conveyed to stormwater quality facilities as required by Clark County Code as part of the Stormwater management design.**
- 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. **All of the new single-family homes will utilize septic systems for disposal of domestic sewage. Currently there are two (2) existing domestic sewage systems on the property and there will be an additional forty (40) systems constructed as each of the new homes are constructed. It is anticipated that the homes within the project will be a minimum of three (3) bedroom, two (2) bathroom homes which will provide potential living quarters for the average single-family house hold size within the Clark County area of 2.69 persons per house hold. This equals approximately 108 humans utilizing the new domestic sewage systems within the project.**

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. **Stormwater runoff from streets, yard areas and future structures will all be collected and disposed of as required by Clark County Code. Stormwater runoff from streets and future roof & yard areas will be conveyed to stormwater management facilities that will provide stormwater quality and quantity control prior to releasing the stormwater to the natural flow routes. Stormwater from the property currently eventually flows into Mill Creek both to the north and to the east and, following development of the property, will continue to do so from sheet flow dispersion facilities within the outer limits of the habitat buffer of Mill Creek. Quantities of stormwater have been calculated utilizing the WWHM12 Stormwater Software and stormwater quality and quantity control facilities have been sized**

Agency use only

for the project as required. The stormwater facility sizes have been verified to fit into the proposed project design but full construction details have not been prepared at this time since the project must obtain Land Use Approvals before Clark County will allow submittal of construction drawings for the project. Prior to construction of the stormwater facilities, full construction drawings, including WWHM12 calculations, will be submitted to Clark County for review and approval.

- 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: **Project is providing stormwater management facilities as required by Clark County Code prior to discharge to the natural flow routes to the north and east of the project.**

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?
Existing pasture vegetation in the area of the Cluster Subdivision will be removed for infrastructure and home site construction. Future home sites will likely plant yard grass and landscaping.
- 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: **Typical landscaping will be utilized within single family construction and will likely include many native plants. Limited native plants will be planted within the proposed stormwater management facilities in order to offset**

impacts to the wetland buffers on the north and along the east edge of the location of the Cluster Lots.

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.

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

Agency use only

c. Is the site part of a migration route? If so, please explain. **There are migration routes through out Clark County for various wild life. The Mountain Estates Cluster Subdivision property is a large property that is utilized by migrating wild life but it is not know to the critical path for any migrating wild life. Since the project is a Cluster Subdivision, and only 15% of the property is impacted by development, the 85% remainder parcel will continue to provide a resting place for any migrating birds and wild life.**

d. List proposed measures to preserve or enhance wildlife: **Wetland buffers will be maintained around the area of wetlands to the north and Habitat buffers will be maintained to Mill Creek along the east. The Cluster Subdivision only impacts 15% of the total property area and leaves the remaining 85% of the property undisturbed which will preserve approximately 363 acres of land that will be utilized by wildlife.**

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. **Typical single-family use of electricity and natural gas, if it is available at the time of home construction, for energy and heating.**

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: **None**

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. **No**

- 1) Describe special emergency services that might be required. **None**
- 2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **Typical single-family noises and adjacent single family uses.**
- 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. **Construction noise while infrastructure is being installed and typical single-family noise after homes are built and families move in. Construction hours in Clark County are 7 am - 7 pm.**
- 3) Proposed measures to reduce or control noise impacts: **None**

Agency use only

8. Land and shoreline use

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

Currently the property is being used as a large cattle farm. There are two (2) single family residence(s) on the property along with multiple farm and agricultural buildings on the property. Adjacent properties are also large properties and the majority of the adjacent properties have single family residences located on them.

- b. Has the site been used for agriculture? If so, please describe. **Yes, the property is currently being used as a large cattle farm. The farm has been operating on the property for more then forty 40 years.**
- c. Describe any structures on the site. **There are two (2) single family residence(s) on the property with multiple farm structures located on the property.**
- d. Will any structures be demolished? If so, please describe. **At this time it is not known if any structures will be demolished and the project approvals are proposed to retain all structures. There is a possibility that one (1) of the existing homes may be removed along with several decaying farm structures as part of the development but that decision has yet to be made and will be clarified at the time of the Final Plat Recording.**
- e. What is the current zoning classification of the site? **AG-10**
- f. What is the current comprehensive plan designation of the site? **AG**
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. **Yes, there are multiple wetland areas on the property and Mill Creek also flows through the property.**
- i. How many people would reside or work in the completed project? **40 new single-family homes will be constructed on the property at the time it is completely built out and occupied. Based on the average household size of 2.69 humans per household, there will be approximately 108 new residents within the parent property boundary within the completed project.**
- j. How many people would the completed project displace? **None**
- k. Please list proposed measures to avoid or reduce displacement impacts: **None**

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: **Project will be approved through Clark County.**

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **The project will provide 40 additional single family middle-income housing opportunities.**
- 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: **Project will comply with all requirements of Clark County Code.**

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? **35' is the maximum allowed by Clark County Building Code. Exterior building materials will be hardy plank or other typical building materials that are utilized for single family homes in Clark County.**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts: **None**

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Typical single family uses at night along with street lights.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **The project is not located in an area that**

- would interfere with views or be a safety hazard to other properties.
- c. What existing off-site sources of light or glare may affect your proposal? **Existing vehicular traffic on NE 50th Avenue and existing single-family residences on adjacent properties.**
- d. Proposed measures to reduce or control light and glare impacts: **Landscaping will be installed along the Cluster Lots as required by Clark County Code.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **There are multiple public trails and parks within the area of the proposed Mountain Estates Cluster Subdivision.**
- b. Would the project displace any existing recreational uses? If so, please describe. **No** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant: **None**

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. **There were a few items found during the archaeological pre-determination which are typical of the historical culture of the area. The items are not unique or differing from other findings within the immediate area. The items are being categorized and documented as required by DAHP and no disturbance of the site will take place until those activities are completed.**
- c. Proposed measures to reduce or control impacts: **Applied Archaeological Research is working with DAHP to categorize and**

document the items that were found during the archaeological predetermination as required prior to any further disturbance of the property.

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. **Project will be accessed from NE 50th Avenue and a Private Road will be extended into the property to provide access to the individual new home sites. NE 50th Avenue is classified as a Minor Arterial and connects to both NE 179th Street and NE 199th Street which allow traffic to drive to Interstate 5, located approximately 2 miles to the east of the project.**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No, the nearest CTRAN route is approximately 1 mile to the north.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **N/A – Single Family Homes**
- 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. **Yes, new Private Street(s) will be constructed to provide access to the new home sites. There will be no improvements to existing roads or streets other than at the intersection of the new Private Street to NE 50th Avenue.**
- 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.
Estimated traffic is 381 daily trips with 30 A.M. and 40 P.M. peak hour trips.

Agency use only

- g. Proposed measures to reduce or control transportation impacts:
Private Roads with curbs & sidewalks will be extended within the project to provide access to the new home sites.

15. Public services

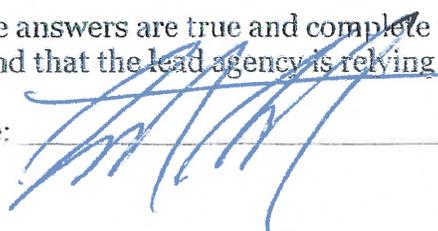
- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe. **Yes, increasing the number of single family homes in the area will increase the need for standard single-family services which include fire protection, police protection, health care, parks and schools.**
- b. Proposed measures to reduce or control direct impacts on public services: **Impact fees are collected at the time of building permit for each home. The impact fees cover schools, traffic, and parks departments, and facilitates the requirement for increased services.**

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: **Public Water and Electricity will be provided by Clark Public Utilities. There is a possibility that the project will be serviced by Northwest Natural Gas if their facilities are available at the time that the homes are constructed. The project will also utilize franchise utilities for natural gas, phone and cable TV.**

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: Date Submitted: 07-21-17