

## Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance (DNS)** for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Date of this notice: August 3, 2020**

**Closing date for public comments: August 18, 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:** SCENA-THOMAS SHORT PLAT

**Case Number:** PLD-2020-00062

**Request:** The applicant is requesting Short Plat Review approval to divide .98 acres into 4 single-family residential lots located in the R1-7.5 zone district.

**Location:** 910 NW Sluman Road

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)



**Public Comment Deadline:** August 18, 2020

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

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

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Email: [angie.merrill@clark.wa.gov](mailto:angie.merrill@clark.wa.gov)

**SEPA Options**

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

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

**Responsible Official:** Dan Young, Community Development Director

**Timelines and Process**

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

**Community Development Web site - [www.clark.wa.gov/development](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 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

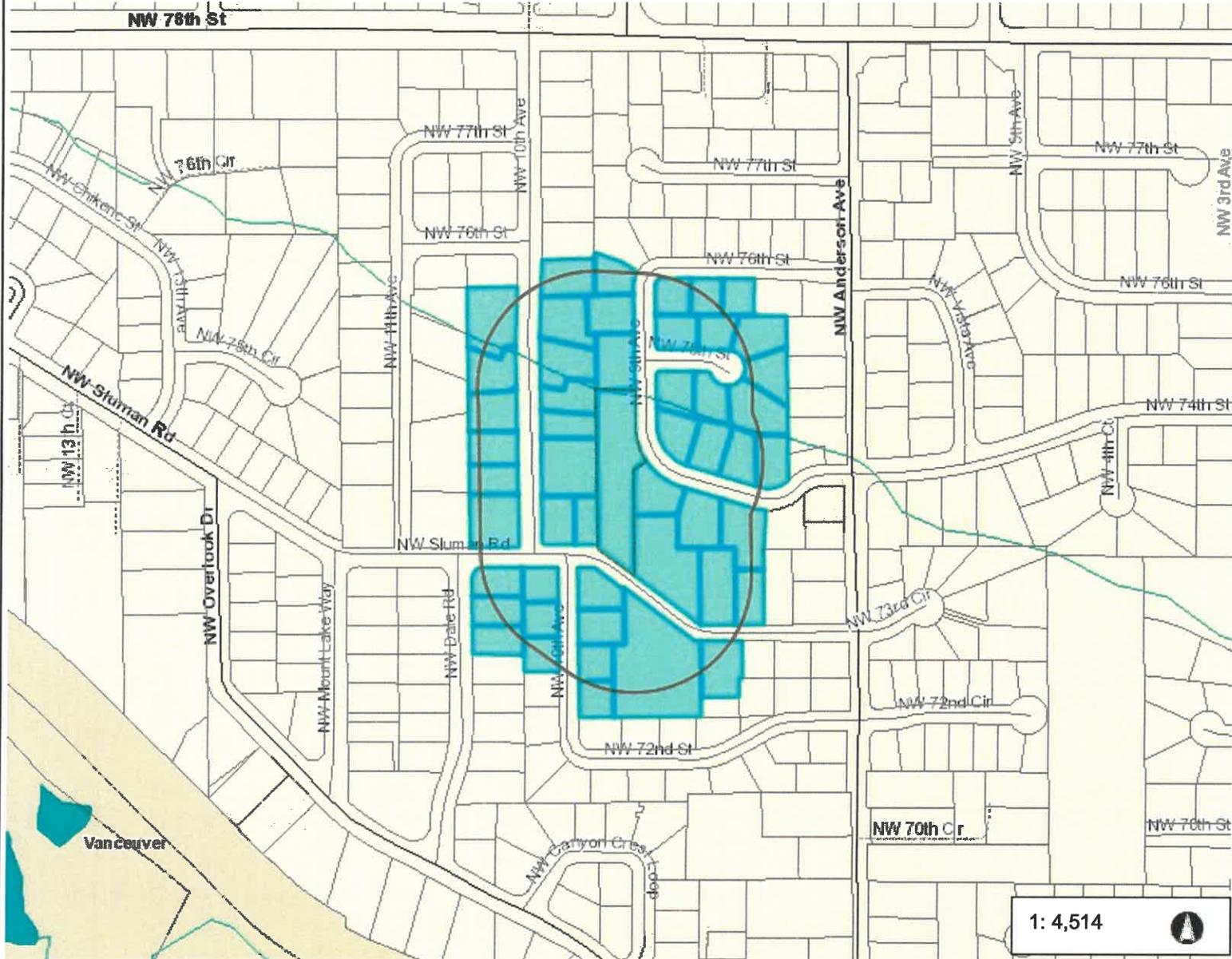
**Additional attachment for agencies:**

- SEPA checklist





# Scena-Thomas Short Plat 300' List



**Legend**

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

**Notes:**

Parcels within 300 foot radius of the project.

752.3 0 376.17 752.3 Feet

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

1: 4,514

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
LAND USE REVIEW

# SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

*Working together. Securing your safety. Protecting your investment.*

## **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.

**A. Background [HELP]**

1. Name of proposed project, if applicable:

**Scena-Thomas Short Plat**

2. Name of applicant:

**Daniel Thomas & Margo Scena-Thomas**

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

**910 NW Sluman Rd  
Vancouver, WA 98665  
360-600-7532**

4. Date checklist prepared:

**May 07, 2020**

5. Agency requesting checklist:

**Clark County**

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

**The project is scheduled for construction in 2021.**

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

**No.**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

**The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards. Riparian areas are on-site and have been addressed with this application through mitigation.**

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.**

10. List any government approvals or permits that will be needed for your proposal, if known.

**Clark County Health District Review, Clark County planning, engineering and construction approvals and permits**

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 Scena-Thomas Short Plat proposes to subdivide approximately 0.98 acres total, into 4 single-family residential lots.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The Scena-Thomas Short Plat includes parcel 148086-000. The site is located at 910 NW Sluman Road in Vancouver, Clark County, WA**

**B. Environmental Elements** [\[HELP\]](#)

**1. Earth** [\[help\]](#)

a. General description of the site:

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

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

**10%-15%**

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.

**WnB (Wind River Sandy Loam), WnD (Wind River Sandy Loam), and HoD (Hillsboro Silt Loam)**

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **Grading will occur onsite for infrastructure development and construction. The quantities are unknown at this time. Up to 15,000 CY of grading may occur on the site.**

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

**Yes, soil could erode due to exposure to rain during construction.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Up to 65%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**Silt fence, inlet protection, mulching and seeding.**

## 2. Air [\[help\]](#)

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

**Construction equipment will emit exhaust. Air may get dusty during construction.**

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

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**None**

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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

**Yes. Chicken Creek runs along the northern portion of the site. A 50-foot riparian buffer will be established adjacent to Chicken creek.**

- 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.

**Yes. A 50-foot buffer riparian buffer will be established adjacent to Chicken creek. Home construction will take place outside of the buffer.**

- 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? 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.

**No.**

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

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**Groundwater will not be withdrawn. Stormwater will be treated and infiltrated into the ground using bioretention and/or other approved BMP's. Quantity varies depending on rainfall.**

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. **None.**

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.

**The proposed stormwater system consists of bioretention facilities or other treatment options as necessary throughout the site as well as a series of underground infiltration trenches beneath the ground that will infiltrate stormwater onsite.**

2) Could waste materials enter ground or surface waters? If so, generally describe.  
**No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
**No.**

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

**The stormwater systems will be designed to collect, convey, treat and infiltrate stormwater runoff from the developed site.**

4. **Plants** [help]

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

- deciduous tree: alder, maple, aspen, oak, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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?

**Some grass, trees and shrubs will be stripped for driveways and buildings.**

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:

**Private landscaping will be added. Some mature trees may be retained where possible. Native and drought tolerant plants are proposed in the short plats landscape buffers and bioretention facilities where possible. Mitigation plantings will be installed adjacent to Chicken Creek.**

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

**None known**

5. **Animals** [help]

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

Examples include:

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

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

**None**

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

**The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.**

d. Proposed measures to preserve or enhance wildlife, if any:

**Landscape plantings and/or bioretention plantings will provide food and cover for small mammals, birds, insects, animals and soil organisms.**

e. List any invasive animal species known to be on or near the site.

**None known.**

## **6. Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity or natural gas will be used to heat the future homes and electricity for lighting.**

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:

**Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.**

## **7. Environmental Health** [\[help\]](#)

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

**No**

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

**None known.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**None known.**

4) Describe special emergency services that might be required.

**Fire, Police and Ambulance**

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

**Public sewer and water will serve the short plat.**

*b. Noise*

1) What types of noise exist in the area which may affect your project (for example:

traffic, equipment, operation, other)? **Minor traffic from surrounding streets.**

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)? Indi-

cate what hours noise would come from the site. **Short term: 7am – 7pm construction noise; Long term: noise associated with residential uses.**

3) Proposed measures to reduce or control noise impacts, if any: **None**

**8. Land and Shoreline Use** [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**The site has an existing residence located in the southern portion of the site. The parcels to the north, south, east, and west are zoned R1-7.5. These parcels contain existing single-family homes. NW Sluman Road borders the project on the south side and NW 9<sup>th</sup> Avenue borders the east side.**

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.

**A Single-family residence and outbuildings are present on the site.**

d. Will any structures be demolished? If so, what?

**No.**

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

**R1-7.5**

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

**UL**

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

**N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**Yes. Chicken Creek runs along the northern portion of the site. A 50-foot riparian buffer will be established adjacent to Chicken creek.**

i. Approximately how many people would reside or work in the completed project?

**Approximately 12.**

j. Approximately how many people would the completed project displace?

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**N/A**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**Access roadway improvements and sidewalks will be provided through the site for pedestrian and vehicle circulation as necessary. Aligning proposed roadways with future development as necessary. Providing landscape buffers and setbacks from adjacent properties with similar or different land uses/zoning designations.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

**9. Housing** [\[help\]](#)

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

**Three high income residences will be constructed with this project.**

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** [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Structures can be up to 35' tall. More likely will be 1 and 2 story residential homes. Some form of wood, concrete, steel or vinyl based siding will cover the buildings.**

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

**No large vistas or views will be altered with this project. Only neighbors directly adjacent to the property will have views of the new development with associated fencing and landscaping.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**Adding landscape buffers to screen site from adjacent properties. Construction of aesthetically pleasing buildings with some unique architecture and upgraded finishes. Private landscaping will be added to the proposed lots.**

**11. Light and Glare** [\[help\]](#)

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

**Building and street lighting will occur at night.**

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 known**

d. Proposed measures to reduce or control light and glare impacts, if any:

**Proper orientation and shading of light sources.**

**12. Recreation** [\[help\]](#)

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

**Vancouver Lake is to the west and Burnt Bridge Creek Greenway is to the south.**

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:

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

**13. Historic and cultural preservation** [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**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**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**An archaeological predetermination was completed on-site with negative findings.**

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.

**N/A**

**14. Transportation** [\[help\]](#)

- 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 will keep its existing access off of the NW Sluman Road. Lots will take direct driveway access off of the existing NW 9<sup>th</sup> Avenue.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

**C-TRAN runs along NE Hazel Dell Avenue east of the site.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

**4 spaces per lot will be added. No parking spaces will be eliminated.**

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

**Lot will keep its existing access off of the NW Sluman Road. Lots will take direct driveway access off of the existing NW 9<sup>th</sup> Avenue. No other improvements are proposed at this time.**

- 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?

**Approximately 38 average daily trips will be generated by this project.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**No.**

- h. Proposed measures to reduce or control transportation impacts, if any:

**None.**

**15. Public Services** [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**The short plat will require all public services and they are all available to serve the site.**

b. Proposed measures to reduce or control direct impacts on public services, if any.

**The proposed short plat will pay Traffic Impact Fees**

**16. Utilities** [help]

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

**Electricity, natural gas, water, telephone, sanitary sewer and refuse service.**

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.

**Water: Clark Public Utilities  
Sewer: Clark Regional Waste Water District  
Telephone: Qwest or Comcast  
Electricity: Clark Public Utilities  
Gas: NW Natural Gas**

**C. Signature** [HELP]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Samuel Moss

Name of signee Samuel Moss

Position and Agency/Organization Land use planner - SGA Engineering

Date Submitted: 5/7/2020