

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: September 30, 2020

Closing date for public comments: October 15, 2020

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: WOODLAND TRUST SHORT PLAT

Case Number: PLD-2020-00074

Request: The applicant is requesting Short Plat Review approval to divide 16.57 acres into three (3) single-family residential lots located in the R-5 zone district.

Location: On the north side of Brown Road right before turning into NE 307th Avenue

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
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

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

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

Timeliness and Process

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

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

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

Appeals

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

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

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

SEPA Appeal

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

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

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

Attachments

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

Distribution

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

- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation
- Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation
- Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation
- Special Purpose Agencies: Fire Protection District #
Clark Public Utilities
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record
- Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran
Neighborhood Association

Additional attachment for agencies:

- SEPA checklist



Woodland Trust Short Plat 500' List

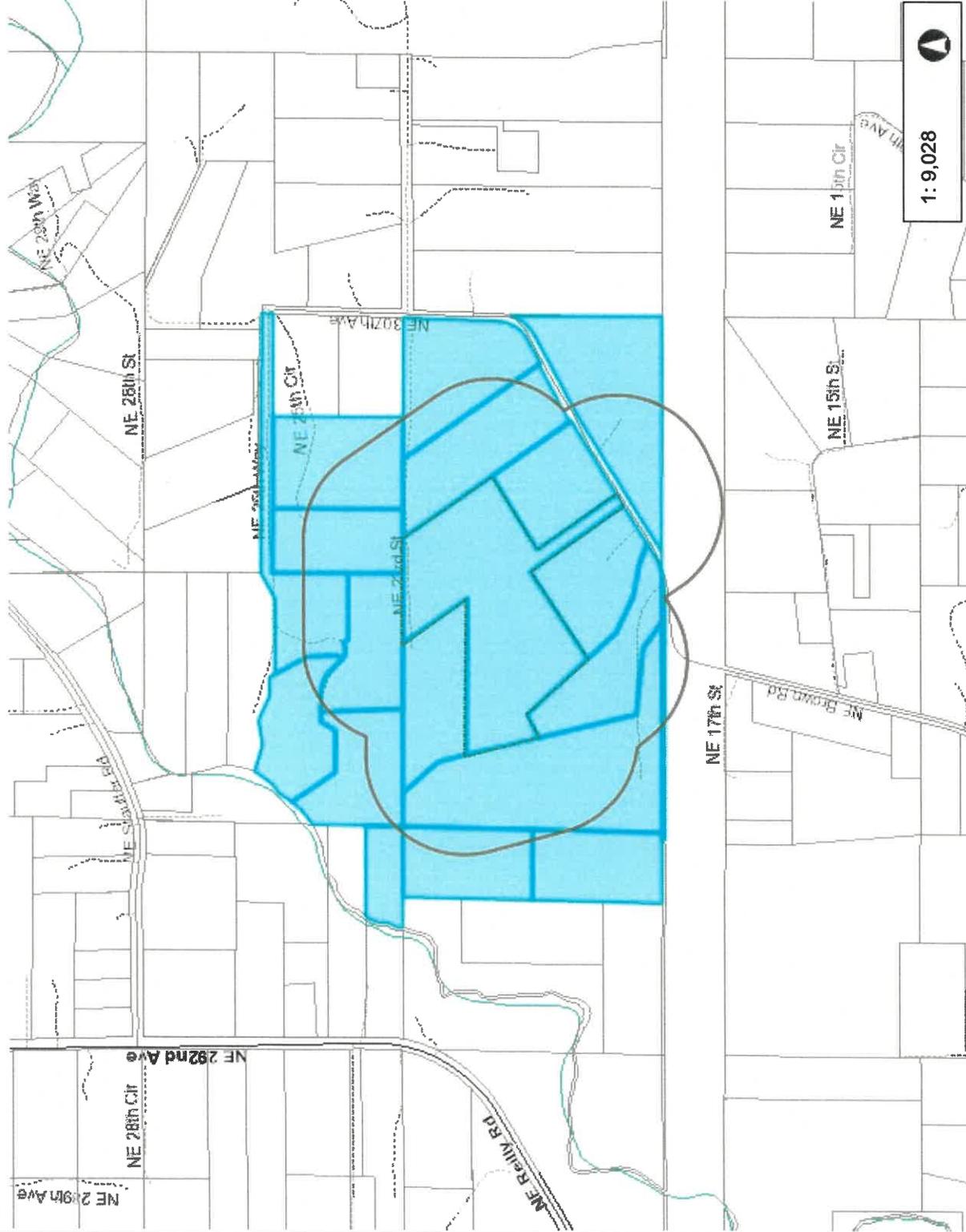


Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 500 foot radius of the project.



1: 9,028



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: **Woodland Trust Short Plat**
2. Name of applicant: **Thomas Self, Cascade Field Services**
3. Address and phone number of applicant and contact person: **507 NE 99th St #60, Vancouver, WA 98665**
4. Date checklist prepared: **July 21, 2020**
5. Agency requesting checklist: **Clark County Department of Community Development**
6. Proposed timing or schedule (including phasing, if applicable): **Present through Summer 2021**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Not at this time**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Wetland/Habitat pre-determination by Clark County and private Wetland/Habitat review by consultant, Wetland Mitigation Plan**
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. **None known.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Health Department approval for wells and septic systems, grading permit, preliminary and final plat approval and eventual building permits once plat is recorded.**
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.) **Division of parcel containing approximately 16.57 acres into 3 lots in the Rural-5 (R-5) zoning district in rural Clark County.**
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. **North side of NE Brown Road, approximately 3,200 feet Northeast of its intersection with NE Zeek Road, tax lot #113 (serial number 139901-000), located in the Southwest and Southeast quarters of Section 19, Township 2 North, Range 4 East of the Willamette Meridian, Clark County, Washington.**

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)? **25-40% per GIS**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil types on-site are mapped as OIB and OID (Olympic Clay Loan)

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **None noted.**

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.

Total disturbed area is 0.76 acre. Quantities: Cut: 1,100 cubic yards. Fill 1,000 cubic yards. Cut/Fill area: 0.76 acre. Source of fill: native backfill and top soil.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No. Clearing and construction will be done in compliance with applicable regulations for erosion control.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Less than 5%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Compliance with regulations for erosion control.**

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. **Short-term emissions from construction equipment and perhaps woodstove emissions from individual residences once project is complete and houses are constructed.**

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:
Compliance with applicable emission standards.

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. **County Staff visited the site on April 7, 2020 and determined that the site contains a non-fish bearing perennial stream (Type Np) on the western end of the parcel. The stream begins off-site to the South and generally flows from the south to the north on or near the western parcel border.**

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **The home site for the proposed Westerly lot may be located within 200 feet of the waters but outside of the 100 foot buffer recommended by County staff.**

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 known.**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **None planned.**

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. **It is anticipated that the project will involve the drilling of 3 individual wells for normal residential use.**

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.

Waste material will be discharged into the ground by septic drainfield systems approved by the Clark County Public Health Department.

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 only pollution-generating surface for the project is the shared and private driveways proposed for the short plat. The stormwater runoff will be treated by installing a compost amended vegetated filter strip along the driveways. A small portion of the stormwater runoff will be infiltrated into the native soil and the remainder will flow through historical drainage patterns. The project site naturally drains to a seasonal creek located near the west project boundary line.

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: **Compliance with local, state and federal regulations for stormwater.**

4. **Plants** [\[help\]](#)

a. Check the 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

___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?

Small amounts of existing vegetation consisting of mostly field grasses will be removed during construction of single family homes and grading for driveways.

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: **None proposed.**

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

Tansy Ragwort, Blackberry

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 known.**

- c. Is the site part of a migration route? If so, explain. **Not known.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None planned at this time.**

- 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 and perhaps woodstoves will be the primary types of energy used.

- 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:

Compliance with applicable building codes for energy conservation features.

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. **None known.**

- 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. **Possible short term use of fuels and solvents used in construction.**
- 4) Describe special emergency services that might be required. **None known.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **compliance with applicable regulations.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short-term construction noise and longer-term noise generated by a normal rural residential environment.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None proposed.**

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. **Vacant land. Due to the relatively large lot sizes, no impacts upon nearby properties are expected.**
- 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? **While the site was not a "working forest", it has been logged of some merchantable timber in the recent past under a DNR Forest Practices Permit prior to the current ownership. There is no current plan to re-forest the site.**
 - 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. Due to large lots sizes of neighboring parcels, the proposal will not have an impact upon surrounding properties.**

c. Describe any structures on the site.

None. The site is vacant land.

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

No. There are presently no structures on the site.

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

Rural-5 (R-5) 5 acre minimum lot area.

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

R5

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

No applicable to this site.

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

Portions of the site are shown as critical areas for a small amount of mapped wetlands, a small amount of areas mapped as having slopes of 15% or greater, and a small amount of riparian habitat area along with Westerly property line of the parent parcel.

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

Given the average family size in Washington contains approximately 2.55 residents, it can be expected that at least 8 people will reside in the completed 3 lot project.

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

None, since the site is currently vacant.

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

None.

N

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

Compliance with land-use and other applicable regulations in the development of the site.

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, mid-

dle, or low-income housing. **We are proposing 3 lots with one house per lot for 3 dwelling units.**

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

The site is presently vacant, so no dwelling units will be eliminated.

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

None proposed.

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?

Any future structure would be required to comply with the 35 foot maximum height for the zone.

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

None.

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

None proposed.

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

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

Other than short term light or glare during construction, the only light or glare will be produced by the 3 proposed single family residences and would occur mainly 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:

None proposed.

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

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

The closest recreational opportunities to the site are the Washougal River and Lacamas Lake. Both can be utilized for fishing boating and rafting.

c. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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

None, other than payment of Park Impact Fees at the time of issuance of building permits for the 3 future single family homes.

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 are 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 and none were mentioned in the archaeological pre-determination report done for this project and submitted to DAHP.

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

Archaeological pre-determination report done for this project by a qualified consultant and submitted to DAHP.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed and none identified in the archaeological report.

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.

The site abuts NE Brown Road, a County local access road. One shared driveway is proposed to provide access for all 3 future residences to NE Brown Road.

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

No. The nearest public transit stop is located in Washougal, Washington, approximately 5 miles Southwest of the subject property.

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

Given that the County requires 2 parking spaces per single family dwelling, the future 3 homes in the development would have a minimum of 6 parking spaces. Since the site is presently vacant, no parking spaces would be eliminated.

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

No road improvements were mentioned in the pre-application conference held by Clark County for this project. Dedication of additional right of way, if needed, would be provided but no construction.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No. The site is not near any water, rail or air transportation facilities.

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?

According to the Traffic Profile prepared by a civil engineer for this project, the future 3 homes on the site will generate approximately 30 average daily trips, 3 of which will be AM peak trips and 3 of which will be PM peak trips.

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

No. The proposal will generate traffic normal for a rural residential environment.

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

None other than payment of Transportation Impact Fees for each dwelling unit at the time of building permit issuance.

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 project will not result in an increased need for public services beyond those already needed for a normal rural residential environment.

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

None proposed.

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

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

e. 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.

Electricity to be provided by Clark Public Utilities. On-site water supply and on-site septic systems for each dwelling unit. General excavation will be needed for extension of electrical power, drilling of wells and excavation for septic drainfields and associated equipment.

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:

Name of signee Thomas F Self

Position and Agency/Organization Project Planner. Cascade Field Services

Date Submitted: July 21, 2020

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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