City of Camas
WASHINGTON

Date Published: June 27, 2019

To Whom It May Concern:

Please find enclosed a Determination of Non-Significance (DNS) for the **Haley Short Plat (SEPA19-12)** that was issued pursuant to the State Environmental Policy Act (SEPA) Rules, Chapter 197-11, Washington Administrative Code. The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11-330(1)(a)(i).

The following materials were submitted with the initial application:

- Narrative
- Development Plans
- Stormwater Report
- SEPA Checklist
- Critical Areas Assessment
- Boundary Line Adjustment Approval Report

The application materials are available for review upon request from the Community Development Department.

Written comments may be submitted on this determination within fourteen (14) days of its issuance, after which the DNS will be reconsidered in light of the comments received.

Please address all correspondence to:

City of Camas, SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607
communitydevelopment@cityofcamas.us

Distribution:

Applicant
Bureau of Indian Affairs
C-Tran
Camas School District
Camas City Administrator, Peter Capell
Camas Building Official, Bob Cunningham
Camas Community Development Director, Phil Bourquin
Camas Engineering Department Managers and Staff
Camas Fire Department, Randy Miller
Camas Finance Director, Cathy Huber Nickerson
Camas Mayor and City Council Members
Camas Parks and Recreation, Jerry Acheson
Camas Planning Commission Members
Shoreline Management Review Committee
Camas Planning Manager and Staff
Camas Police Chief, Mitch Lackey
Camas Public Works Director, Steve Wall
Camas Public Library, Connie Urquhart
Camas-Washougal Post Record
Chinook Indian Nation
Cultural Resource Program, Cowlitz Indian Tribe
Cultural Resource Program, Yakama Indian Nation
Clark County Department of Environmental Services
Clark County Public Works – Development Engineering Program
Clark County Department of Transportation
Clark County Natural Resources Council
Clark Public Utilities
Department of Ecology
Department of Fish and Wildlife, Region 5
Department of Natural Resources, SEPA Center
Southwest Clean Air Agency
US Army Corps of Engineers
Vancouver-Clark Parks and Recreation
Washington Office of Archaeology & Historic Preservation
Washington State Department of Transportation
Washington State Parks and Recreation Commission, Environmental Program
Property Owners within 300 feet *(mailed the SEPA Determination & map)*

State Environmental Policy Act
Determination of Non-Significance

CASE NO: SPEA19-12 Haley Short Plat

APPLICANT: Chris Baumann
Planning Solutions
PO Box 61406
Vancouver, WA 98666

REQUEST: The applicant is proposing a two lot short plat within critical areas.

LOCATION: **4550 SE 5TH AVE CAMAS, WA 98607**

LEGAL DESCRIPTION: SE 1/4, S08, T1N, R3E PARCEL NO. 127155-000

SEPA DETERMINATION: DETERMINATION OF NON-SIGNIFICANCE (DNS)

COMMENT DEADLINE: JULY 11, AT 5:00 P.M.

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], the City of Camas 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 Camas Municipal Code).

Determination:

Determination of Non-Significance (DNS). The City of Camas, as lead agency for review of this proposal, has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(e). This decision was made after review of a completed environmental checklist, and other information on file with the City of Camas.

Date of Publication & Comment Period:

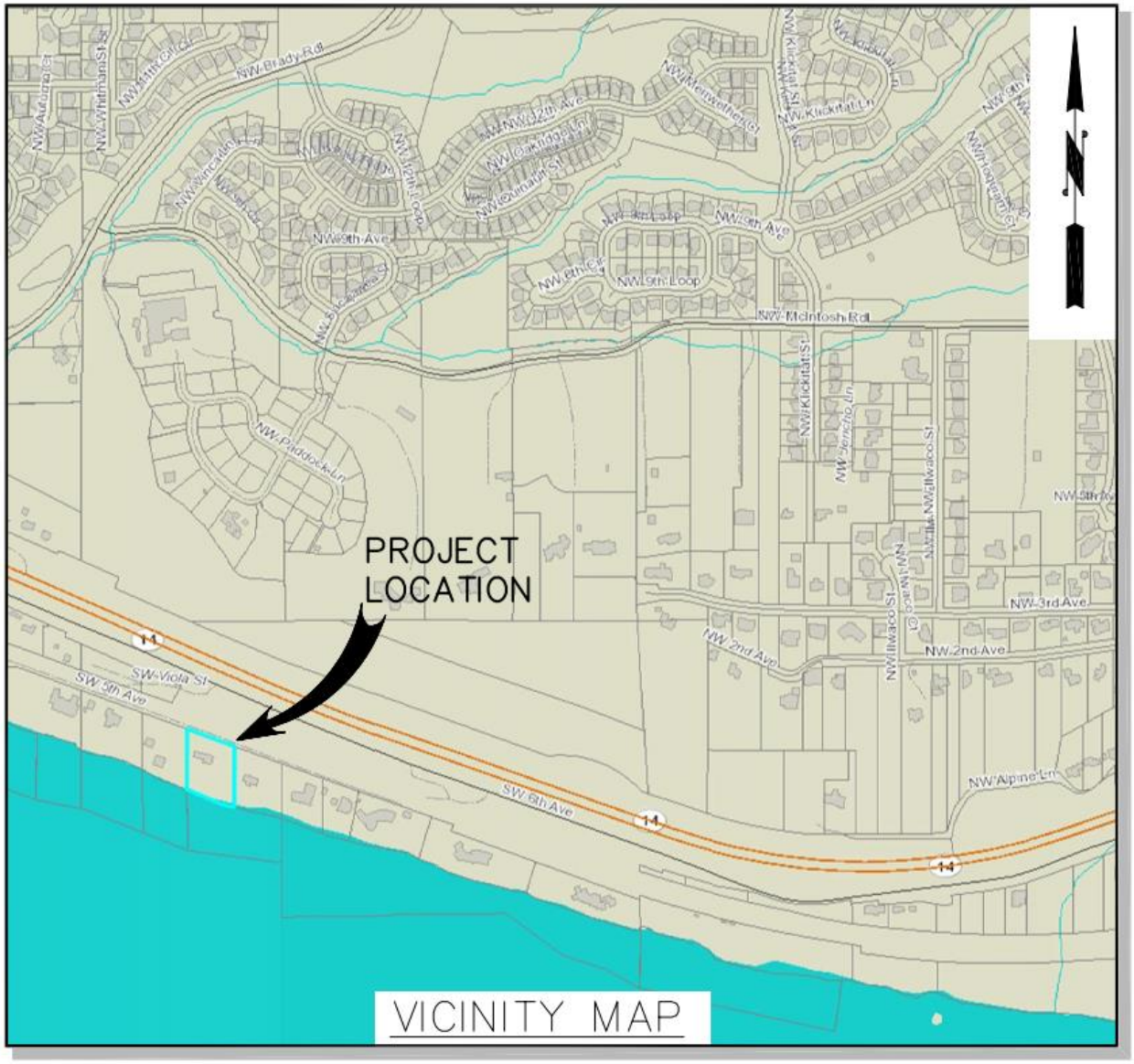
Publication date of this DNS is **June 27, 2019**, and is issued under WAC 197-11-340. The lead agency will not act on this proposal until the close of the 14-day comment period which ends on **July 11, 2019**. Comments may be sent by email to communitydevelopment@cityofcamas.us or regular mail to:

City of Camas SEPA Official
Community Development Department
616 NE Fourth Avenue
Camas, Washington 98607

Responsible Official: Robert Maul (360) 817-1568

Robert Maul, Planning Manager and Responsible Official	**June 27, 2019** **Date of publication**

Haley Short Plat (SP19-01)



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [HELP]

1. Name of proposed project, if applicable:

Haley Short Plat

2. Name of applicant:

Dale Anderson / DEA Investments

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

Applicant: Dale Anderson, PMB 364, 16420 SE McGillivray Blvd, Suite 103, Vancouver, WA 98683
(360) 896-9000
Contact: Chris Baumann, Planning Solutions, Inc. PO Box 61406, Vancouver, WA 98666
(360) 750-9000

4. Date checklist prepared:

04/16/19

5. Agency requesting checklist:

City of Camas, WA

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

The project is proposed to be constructed within five years of preliminary plat approval after which the Applicant may elect to file for subsequent extensions.

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

None at this time

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

An Environmental Constraints Assessment has been prepared by a biologist Kevin Grosz of The Resource Company.
Clark County On-site sanitary sewer approvals have been prepared for the project site.
An Archaeological Pre-determination has been prepared for the site by Archaeological Services, LLC

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.

City of Camas:
Preliminary and Final Short Plat Review
SEPA Review

Shoreline Permit
Critical Areas Review
Archeological Review
Fire Department Review
Building Permit & Plan Review
Engineering Review

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.)

This application proposes a two-lot short plat. The new lot is proposed to be short platted from the existing 1.46± acre single-family lot. Access for the new lot-2 is from the existing private road, SW 5th Avenue. The existing single-family residence on the site will remain on lot 1 of the short plat and a new home with associated infrastructure will be constructed on lot 2.

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 project site is located (Tax Lot 127155-000) is located at 4550 SE 5th Avenue, Camas, WA. The site currently consists of one tax lot located in the SE ¼ of Section 8, Township 1N, Range 3E of the Willamette Meridian

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _*mostly flat with a slope at the north and south sides*

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

25%

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

The site's soils appear to contain Non-Hydric, Newberg Silt Loam (NbB) soils.

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

None know or observed

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.

No fill is currently proposed. Grading will occur over approximately 3,300 SF for a new driveway and for approximately 5,200 SF for the new residence. Final grading quantities will be established by the final grading plan

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

Yes, erosion could occur as a result of clearing or construction, which is the case for all sites. Site grading will be conducted under a site specific Erosion Control Plan developed by the project Civil Engineer, Hale Development Services.

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

Approximately 20%

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

A preliminary Erosion Control Plan has been prepared by the project Civil Engineer. The plan proposes erosion control measures designed to minimize erosion impacts. The plan calls for implementing various temporary Best Management Practices (BMP), which include locating silt fences, sediment traps, construction entrances, and diversion swales for clean water, soil stabilization techniques, and protection of drainage structures. The above Erosion Control Measures will be placed to preclude impacts to neighboring properties, existing roadways, and existing storm systems. At the completion of the construction phase, the site will be permanently stabilized with either pavement or a vegetative cover.

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.

The construction of this project would result in heavy equipment exhaust and small amounts of dust. The dust would be mitigated by the use of a water truck during construction. After construction, the site will generate automobile exhaust from residents.

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

No sources of emissions are known

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The project construction will utilize a water truck when operating during dry conditions. The project will have an erosion control plan in place to suppress derelict dust.

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.

The southern boundary of the project site is bordered by the Columbia River. Wetlands have not been observed on the site.

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, the project is located within 200' of the Ordinary High Water Mark of the Columbia River. This project is a 2-lot short plat (land division). In the future a single family residence, driveway, on-site sanitary sewer system and water well will be constructed on the newly created residential lot. Plans have been included with the project submittal to the City of Camas.

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.

N/A

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.

A portion of the project site lies within a 100-year floodplain and has been located on the plans. No construction is proposed within the 100-year floodplain.

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.

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

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.

A new well is proposed for the newly created lot. This well will be used for drinking water and other residential uses such as irrigation. Quantities to be withdrawn will be consisten with a normal single family residence. No water will be directly discharged to groundwater. A bioretention planter is proposed to treat run-off from impervious surfaces.

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.

A bioretention planter is proposed to treat run-off from impervious surfaces. An on-site sanitary sewer system (septic system) is proposed and will discharge domestic sewage into the ground.

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.

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

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

Not likely. Stormwater will be treated before being discharged and domestin sewage will be treated and infiltrated via an approved on-site sanitary sewer system.

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:

This project drains into a flow control exempt waterbody, the Columbia River. The proposed project is to meet the runoff treatment (water quality) requirements by utilizing a bioretention planter to treat the runoff from the driveway and a portion of the paved existing private access road.

4. Plants [help]

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

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
____pasture
____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
__X__other types of vegetation *(blackberries)*

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

Lawn / grass

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

No threatened or endangered species of plants have been observed on the site. Oregon White Oak and Lily are know to occur within the area of the project site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

All existing trees will remain on site. Vegetation waterward of the 100 year flood plain will remain site. Existing grass/turf area will be removed at a future date when the new residence is constructed.

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

Himalayan Blackberry existing along the bank of the Columbia River.

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 _____

hawk, heron, eagle, songbirds, owles, bats. racoon, squirrel, rabit, deer, salmn

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

No threatened or endangered species have been observed on the site. Several species of threatened Salmon are known to be in the Columbia River near the project site.

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

No specific migration route is known. However, the entire region is part of the Pacific Flyway.

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

General residential landscape will provide forage and cover for small animals and birds.

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 propone will be used for general household uses including heating.

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:

The future construction of a single family residence on the project site will be executed in accordance with the current energy standards required by Washington State and the International Building Code as adopted by the City of Camas Building Department.

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.

This project anticipates that normal use of heavy equipment (in accordance with OSHA guidelines) during the future construction phase will result in low health hazard exposure. The

on-going use is single family residential, which is a low health hazard.

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

Emergency services could include: ambulance, fire, and police.

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.

This project anticipates that normal use of heavy equipment (in accordance with OSHA guidelines) during the future construction phase will result in low health hazard exposure. The on-going use is single family residential, which is a low health hazard.

4) Describe special emergency services that might be required.

Emergency services could include: ambulance, fire, and police.

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

No specific health hazard is identified

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise generated off-site would be from the railroad located along the northern side of the project site.

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: The project will produce noise from heavy construction equipment and building construction between 7 AM and 10 PM when the future single family residence is constructed All work activities will comply with state noise levels.

Long Term: Vehicular traffic would be the primary source of external noise.

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 abutting properties to the east and west are developed with single family residences. This 2 lot short plat will create one new lot from vacant land. A single family residence will be constructed at a future date that is compatible with surrounding residences.

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?

Unknown

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.

An existing single family residence exist on the site.

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

No, the existing single family residence will be retained and contained on the western lot of this 2 lot short plat.

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

R-15 (Single Family Residential)

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

SFL (Single Family Low)

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

Medium Intensity Shoreline

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

Yes, portions of the site are located within geologically hazardous areas, frequently flooded areas and a fish & wildlife habitat conservation area. The future single residence is not proposed within these areas.

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

Approximately our (4) people can be expected to live in the future single family residence.

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:

The proposed project fulfills the R-15 zoning district with single-family housing. In addition, the project has been designed to comply with City of Cama Codes.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing [help]

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

One future single family residence will be provided on the newly created lot. Middle to High Income.

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:

N/A

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?

The maximum building height is 35'. Exterior materials will include, wood, stone, and residential siding.

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

No view impacts are anticipatd.

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

Landscaping will be provided to enhance the aesthetics of the future residence.

11. Light and Glare [help]

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

Typical residential lighting at night.

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

None anticipated

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

Neighboring single family residence lighting.

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

Exterior lighting will be directed inwards to the site.

12. Recreation [help]

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

The Columbia River existing to the south of the project site.

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:

N/A

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.

An Archaeological Predetermination has been conducted and no Archaeological resources where observed on the site.

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.

An Archaeological Predetermination has been conducted and no Archaeological resources where observed on the site.

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 has been conducted and no Archaeological resources where observed on the site.

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.

*Excavation operators will observe excavation for artifacts while in process. If artifacts are found, the discovery will be roped off and excavation will continue on the unexpected areas of the site. The Office of Archaeology and Historic Preservation in Olympia, Washington and Heritage trust of Clark County will be notified of the find. The owners of the site understand that failure to report a find of a cultural resource may constitute a **Class C Felony**, subject to imprisonment and/or fines.*

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 is served by a private street, SW 5th Avenue. SW 5th 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?

No

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

No parking spaces will be provided or eliminated. The future single family residence will provide parking in the driveway and/or garage.

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

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

Columbia River shipping utilizes the river and the Portland International Airport's arrival & departures follow the river to and from the airport.

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?

2 to 4, peak volumes would be consistenat with a typical single family residence.

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.

No, the project currently falls within the urban growth boundary. Existing service should be adequate to serve this project.

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

Impact Fees will be paid as required.

16. Utilities [help]

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

c. 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: Clark Public Utilities (currently available to site)
Phone (unknown provider, currently available to site)
Cable (Comcast, unknown availability)
Refuse Service: Waste Connections (currently available to site)
Water: private well (to be drilled)
Sanitary Sewer: privte septic system (to be constructed)

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 *Dale Anderson / DEA Investments*

Position and Agency/Organization *Property Owner*

Date Submitted: *April 2019*