

# 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: October 13, 2015**

**Closing date for public comments: October 28, 2015**

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:** 244<sup>th</sup> Street Short Plat
- Case Number:** PLD2015-00035, SEP2015-00049, WET2015-00045
- Request:** The applicant is requesting land division approval to short plat a 20 acre parcel into four lots in the R-5 zone district.
- Location:** 8517 NE 244<sup>th</sup> Street

Revised 7/9/13



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



For an alternate format, contact the Clark County ADA Compliance Office.  
Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Applicant:** Canyon Crest, LLC  
837 N. 11<sup>th</sup> Place  
Ridgefield WA 98642

**Contact Person:** PLS Engineering  
Travis Johnson  
2008 C Street  
Vancouver, WA. 98663  
[travis@plsengineering.com](mailto:travis@plsengineering.com)

**Property Owner:** Same as applicant

**Comp Plan Designation:** Rural-5

**Parcel numbers:** Tax lot 19 (227378-000)

**Township:** 4 North                      **Range:** 2 East                      **Section:** SE 29

**Neighborhood Contact:** There is no neighborhood association in this area

**Staff Contact:** Terri Brooks  
(360) 397-2375 ext. 4885  
[Terri.brooks@clark.wa.gov](mailto:Terri.brooks@clark.wa.gov)

**Applicable code sections**

Clark County Code Sections: 40.200 (General Provisions); 40.210.010 (Rural Districts, R-5); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.385 (Stormwater and Erosion Control); 40.450 (Wetlands); 40.440 (Habitat); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.540.030 (Short Plats); 40.610 & 40.620 (Impact Fees); Title 15(Fire Code); Title 24 (Public Health);and RCW 58.17 (State Platting Laws).

**Application Filing date:** August 21, 2015  
**Fully Complete date:** September 30, 2015

**Public Comment**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Public Comment Deadline: October 28, 2015**

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

Mail: Attn: Terri Brooks

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: [terri.brooks@clark.wa.gov](mailto:terri.brooks@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:** Marty Snell, 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:

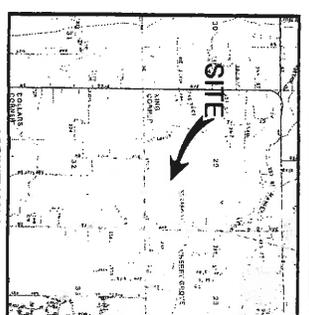
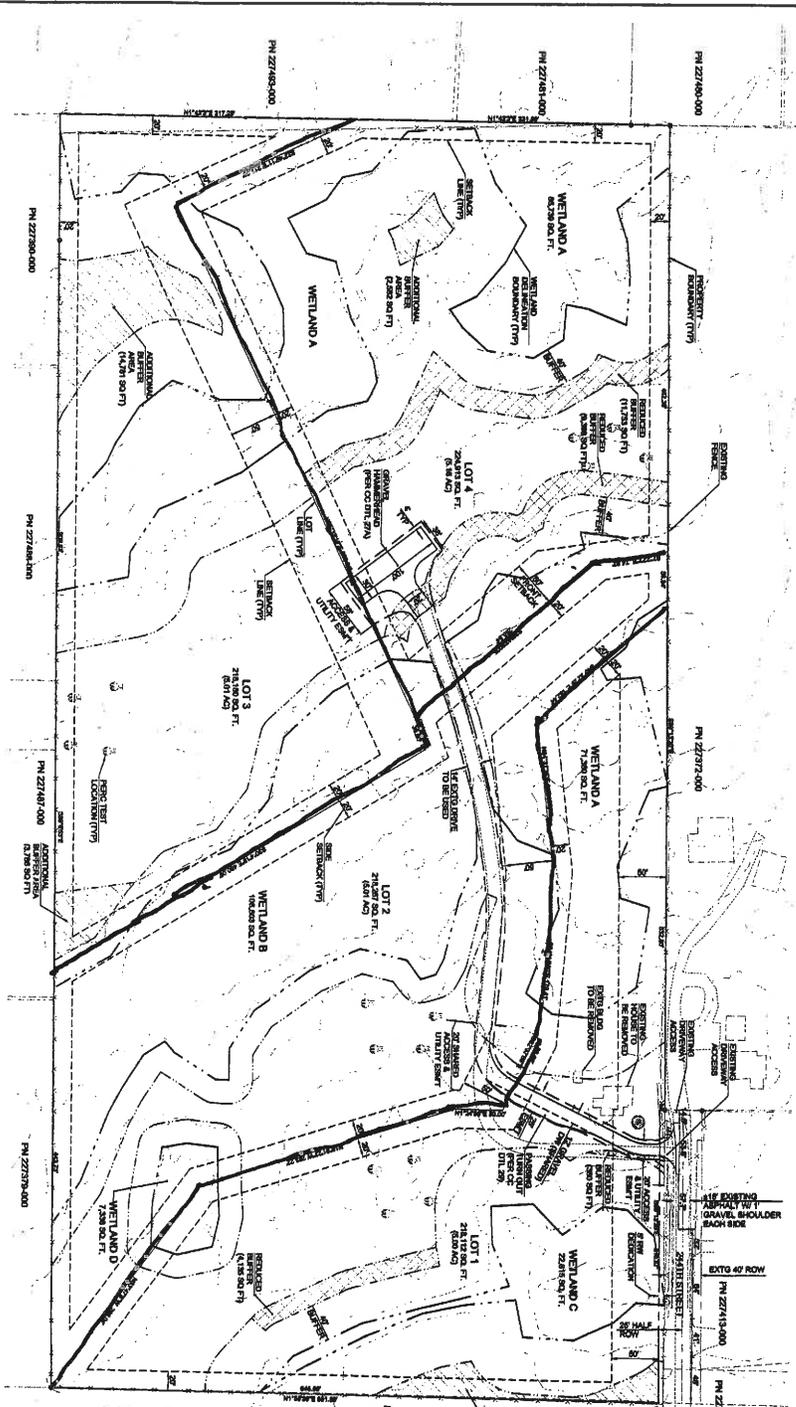
- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe  
Yakama Nation  
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)  
Department of Ecology  
Department of Fish and Wildlife  
Department of Transportation
- Regional Agencies: 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

# 244th Street Short Plat

Located in a Portion of the SE 1/4 Of Section 29, T. 4 N., R. 2 E., W.M.,  
Clark County, Washington



### GENERAL NOTES

PROPERTY OWNER:  
CANYON CONSULTING  
1000 N. 10th Street  
Rogersville, WA 98642  
(509) 947-2225  
brian@canonconsulting.com

PROJECT ENGINEER:  
P.L.S. Engineering  
Contact: Travis G. Johnson, PE  
2000 G Street  
Walla Walla, WA 98643  
Ph: (509) 944-6819  
Fax: (509) 944-6833  
travis@plsenengineering.com

SITE ADDRESS:  
Parcel Number: 227279-000  
8517 NE 244th Street  
Eden Grove, WA 98644

PRESENT USE:  
The site has (T) homes and several outbuildings that will be removed.

EXISTING STREETS:  
The site will access from NE 244th Street via a 12' wide shared driveway.

EXISTING ZONING:  
R-3 (Rural Residential District)

Sanitary Sewer Service:  
All Sanitary Sewer will be dispersed through existing vegetation.

Water Service:  
Water (gravity)  
Electrical Service:  
Chief PUD

EXISTING LOT SETBACKS:  
1,565 SQ FT Right-of-Way (Dedicated)

SETBACKS:  
Side = 30'  
Rear = 30'

WETLAND OR SERVICES:  
None shown

PEDESTRIAN AND TRANSPORTATION:  
There are no C-Trails routes or adobe mounds 3 miles or less.



Existing Conditions & Preliminary Plat Plan For:

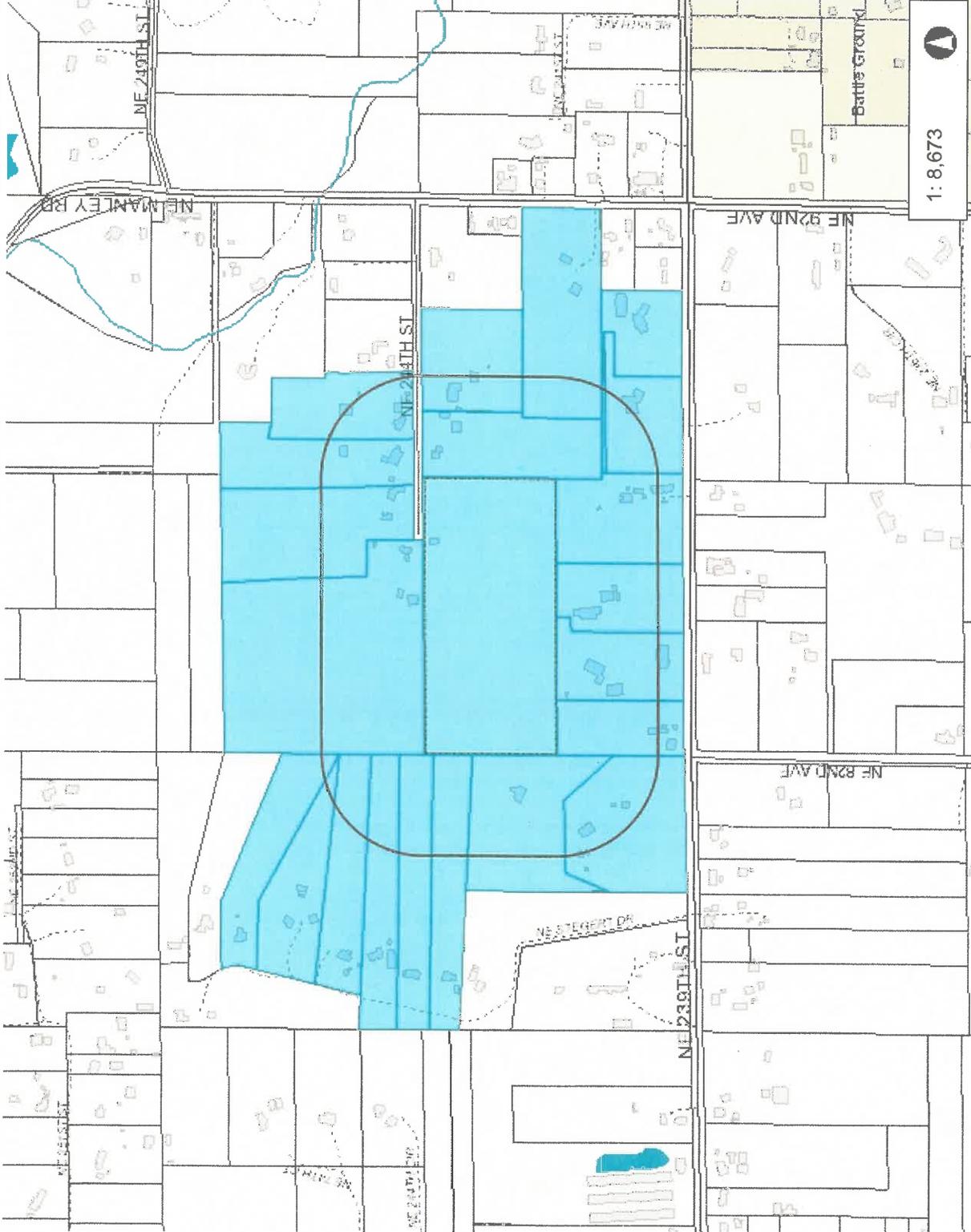
## 244th Street Short Plat

A Site Located in Clark County

Revisions		
NO.	DATE	DESCRIPTION
A	8-21-15	Submitted for Review
B		
C		
D		
E		

Project No. 2008	Scale: 1" = 60'
Revised: 8/21/15	Drawn: T.G.
Checked: T.G.	Reviewed: T.G.
Approved: T.G.	Date: 8/21/15

# 244th Street Short Plat 500' List



## Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

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.

1,445.5 Feet

722.76

0

1,445.5

WGS 1984 Web Mercator Auxiliary Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

1: 8,673





# SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

## edPurpose of checklist:

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

## Instructions for applicants:

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

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

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

## Use of checklist for non-project proposals:

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

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

Revised 9/1/11



Community Development  
1300 Franklin Street, Vancouver, Washington  
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For an alternate format, contact the Clark County ADA Compliance Office.  
Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**A. Background**

1. Name of proposed project, if applicable:

*244th Street Short Plat*

2. Name of applicant:

*Canyon Crest, LLC*

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

*Applicant:*

*Canyon Crest LLC - Brent Kallianinen  
837 North 1th Place, Ridgefield, WA 98642  
360-887-2226  
brent@cascadewest.com*

*Contact:*

*Travis Johnson, PLS Engineering  
2008 C Street, Vancouver, WA 98663  
360-944-6519  
travis@plsengineering.com*

4. Date checklist prepared:

*August 12, 2015*

5. Agency requesting checklist:

*Clark County Department of Community Development*

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

*As soon as all applicable permits are granted.*

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

*No, not at this time.*

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

*SEPA Checklist, Archaeological Predetermination, Wetland Delineation Report*

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

*None known*

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

- *Preliminary subdivision review by Clark County Community Development*
- *Public notification and staff report publications*
- *Ministerial Decisions, Public Hearing*
- *final engineering plan and final plat review and approval*
- *Clark county Health District review and approval of the final plat*
- *Final construction approval and final plat recording*

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

*The site is identified as parcel number 227378-000 per Clark County assessor records. The overall site acreage is approximately 20.23 acres. The applicant is proposing a 4 lot rural subdivision complying with Clark County codes. Please refer to the preliminary plat showing compliance.*

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

*Clark County GIS information identifies the parcel as being located in the SE 1/4 of Section 29, Township 4 North, Range 2 East of the Willamette Meridian. The site is located at 8517 NE 244th Street, Battle Ground, WA 98604.*

## B. Environmental Elements

Agency use only

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_.
- b. What is the steepest slope on the site and the approximate percentage of the slope?

*The site is fairly flat ranging from 0-2% slopes.*

Agency use only

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

*Dollar Loam (DoB) - 77.5%*  
*Hockinson Loam (HuB) - 22.5%*

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

*None known*

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

*There will be grading for the construction of driveways, the installation of utilities, and the preparation of lots for construction of future homes. Quantities are unknown at this time.*

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

*Standard erosion control measures will be followed during the construction on the site. A final erosion control plan will be reviewed and approved by Clark County prior to construction on the site. A copy of that final erosion control plan will be on file with the final subdivision plat at the building department.*

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

*Less than 5% of the site*

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

*Provide an erosion control plan for review and approval prior to starting construction on the site. Follow the conditions of the approved drainage and erosion control plan during all phases of construction on the site.*

## **2. Air**

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

*Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal*

*household activities, possibly including wood burning stoves and fireplaces.*

Agency use only

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

*None known*

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

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

### 3. Water

- a. Surface:

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

*A wetland determination report was done on the site. It determined that the site was within the East Fork of the Lewis River and Mill Creek sub-basins of the East Fork of the Lewis River watershed. The report concluded that there were 4 wetlands on site. The wetland(s) include 2 category III and 2 Category IV wetlands.*

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

*Yes, the project proposes to provide wetland buffer averaging to provide usable area for future home(s) development. This will reduce portion(s) of the required 65' buffer to a 40' buffer and will increase buffer area along other portions of wetland(s). Please see Preliminary Development Plan.*

- 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.

*There will be no work within the wetlands.*

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

Agency use only

No

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

No

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

No

b. Ground:

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

*Well(s) will be installed for potable water. It is unknown at this time if individual or shared wells will be installed or their size.*

*Septic systems will also be installed, however it is unknown at this time of their size.*

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

*Domestic sewage from 4 septic systems will be discharged. The size of the systems is unknown at this time.*

c. Water runoff (including stormwater):

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

*There will be stormwater runoff produced from future homes and driveways. Stormwater runoff will flow across the existing vegetation for water quality and quantity control. No collection or redirection of stormwater or groundwater flows are proposed. Use of natural existing topographical flow paths will be utilized.*

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

Agency use only

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters.*

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

*Use of approved erosion control measures during all phases of development.*

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#### 4. Plants

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

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

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

*Less than 5% of the site will be disturbed, of which most will be grass and pasture area.*

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

*None known*

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

*Individual homeowners will landscape their yards as the project develops and homes are occupied.*

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#### 5. Animals

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

Agency use only

- Birds: **hawk**, heron, eagle, **songbirds, other; local birds are observed on the site and in the area.**
  - Mammals: **deer**, bear, **elk**, beaver, **other;** and, **There are small mammals, such as mice, voles, and rabbits located on and near the site. This site is also in an area where larger mammals, such as raccoon, opossum, and mammals indigenous to the Clark County area are sometimes located.**
  - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site.

*None known*

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

*The site is located within the Pacific Flyway for migratory waterfowl.*

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

*New homeowners will landscape individual lots as they develop their home sites. This will add some diversity to vegetation in the area for birds and small mammals.*

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## 6. Energy and natural resources

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

*The new homes on the site will be served primarily by electricity. Wood stoves might be used for heating.*

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

*It is not likely.*

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

*None*

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**7. Environmental health**

Agency use only

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

*No*

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

*No special emergency services outside those normally expected in a residential area are anticipated to be required in association with the proposal.*

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

*None known at this time.*

b. Noise

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

*Light traffic noise from surrounding areas/roads along with typical home use noises. None of which will affect the project.*

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

*Short term noises would include construction noises which would occur during approved hours as mandated by Clark County and Washington State. Long term noises could include slight increase in traffic noise and normal household noises.*

- 3) Proposed measures to reduce or control noise impact

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

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**8. Land and shoreline use**

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

*The site is currently used as pasture land. Adjacent properties are single family residences, zoned R-5.*

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

Agency use only

*There is evidence of agricultural use on the eastern half of the site, this area may have been used for growing hay.*

- c. Describe any structures on the site.

*Old abandoned home and out building.*

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

*Yes, the abandoned structures will be demolished in a way to meet Clark County Codes*

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

*R-5*

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

*R-5*

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

*Not applicable.*

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

*Yes, there are wetlands and associated buffers on site.*

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

*There will be 4 lots created with this development. At approximately 2.41 people per household (per 2010 US Census) there would be a total of approximately 10 additional people residing within this development at the time of full buildout.*

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

*None*

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

*The buildout of this project will provide new housing options.*

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

Agency use only

*By complying with the zoning designation, the comprehensive plan, and the Clark County Development Code, the proposal will be compatible with the existing and projected land uses.*

## 9. Housing

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

*This project will provide lots for construction of single-family residential homes on 4 lots. Type of housing is unknown at this time.*

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

*One abandoned home will be demolished for the construction of this project.*

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

*The applicant will pay all impact fees associated with the development.*

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## 10. Aesthetics

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

*All new home construction will meet Clark County building codes for residential housing development and not exceed height limits for the zone. Exterior building materials are unknown at this time.*

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

*None.*

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

*None.*

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## 11. Light and glare

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

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

Agency use only

- 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.*

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

*None.*

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## 12. Recreation

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

*None.*

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

*No.*

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

*None.*

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## 13. Historic and cultural preservation

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

*None known at this time, however Clark County GIS indicates the site has a high archeological predictive. An Archeological Predetermination Application has been submitted for the site.*

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

*None known at this time.*

Agency use only

- c. Proposed measures to reduce or control impacts:

*None.*

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#### 14. Transportation

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

*The site is currently being accessed by a driveway off of NE 244th Street. The existing driveway off NE 244th Street will be used and a shared driveway will be installed to provide access to the developed lots.*

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

*No, the site is not being served by public transit. The nearest transit route is approximately 1.6 miles away.*

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

*There will be parking provided on each lot with future garages and driveways. This project will not eliminate any parking spaces.*

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

*No, the project will use existing driveway access and will only need to improve the shared driveway.*

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

*No.*

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

*It is anticipated that 38 trips per day would be generated by the project. It is expected that 3 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 4 trips will occur in the PM peak hour (4:00 – 6:00).*

g. Proposed measures to reduce or control transportation impacts:

Agency use only

*None.*

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## 15. Public services

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

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

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

*This project will pay impact fees for schools and traffic at the time of building permit.*

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## 16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

- *Electricity: Clark Public Utilities*
- *Water: Private*
- *Telephone: Qwest, Comcast*
- *Sanitary Sewer: Private*

**C. Signature**

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

Signature:  Date Submitted: 8-15-15

