

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

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

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

Closing date for public comments: November 16, 2015

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on December 22, 2015 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

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

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

Project Name: FELIDA BREEZE SUBDIVISION

Case Number: PLD2015-00037; SEP2015-00053; GEO2015-00018;
WET2015-00049

Revised 7/15/13



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



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

Request: The applicant is requesting Subdivision approval to divide 3.23 acres into 10 single family residential lots located in the R1-10 zone district.

Location: 4616 NW 122ND Street

Applicant: Sterling Design, Inc.
2208 E. Evergreen Blvd.
Vancouver, WA 98661
(360)759-1794; (360)759-4983 fax
mail@sterling-design.biz

Contact person: Joel Stirling
2208 E. Evergreen Blvd.
Vancouver, WA 98661
(360)759-1794; (360)759-4983 fax
joel@sterling-design.biz

Property owner: Steven & Maureen Gustafson
4616 NW 122nd Street
Vancouver, WA 98661

Hearing Examiner: Daniel Kearns

Staff contact: Jan Bazala
(360) 397-2375 ext. 4499
Jan.bazala@clark.wa.gov

Neighborhood contact: Felida Neighborhood Association
Dr. Milada Allen, president
P.O. Box 61552
Vancouver, WA 98666
(360) 573-4030
Email: Timberline713@gmail.com

Date this Public Notice issued: October 30, 2015

Legal description of property: SW ¼ of Section 29, T3N, R1E; taxlots 188279-000 and 188291-000

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.385 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer

Recharge Area), Section 40.430 (Geologic Hazard Areas), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: September 4, 2015
Fully Complete date: October 15, 2015

Public Comment

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

Closing date for public comments: November 16, 2015

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

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

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

Email: jan.bazala@clark.wa.gov

Staff Report Timelines/Process

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

Information regarding this application can be obtained by calling (360) 397-2375 ext. 4499, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

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

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

SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible

significant adverse environmental impacts associated with this proposal. The options include the following:

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

SEPA Appeal

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

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

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

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

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

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

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

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

Public Service Center
Community Development Permit Center

1300 Franklin Street, first floor
Vancouver, WA 98660

Public Testimony

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

Testifying in person

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

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

Written testimony

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

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

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

Fax: (360) 397-2011, Attn: Jan Bazala

Accommodation of physical impairments

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

Appeal of Hearing Examiner Decision

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

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

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

SITE INFORMATION

PROJECT: FELDA BREEZE SUBDIVISION
 CLIENT: STERLING DESIGN, INC.
 DATE: 08/27/2014
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 SCALE: AS SHOWN
 SHEET: 13 OF 14

PROPOSED DEVELOPMENT PLAN

TOTAL LOTS: 10
 MINIMUM LOT AREA: 10,000 sq. ft.
 MINIMUM LOT WIDTH: 110.00 ft.
 AVERAGE LOT AREA: 11,100 sq. ft.

PHASING NOTE:

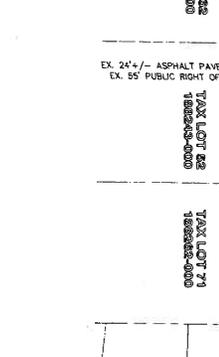
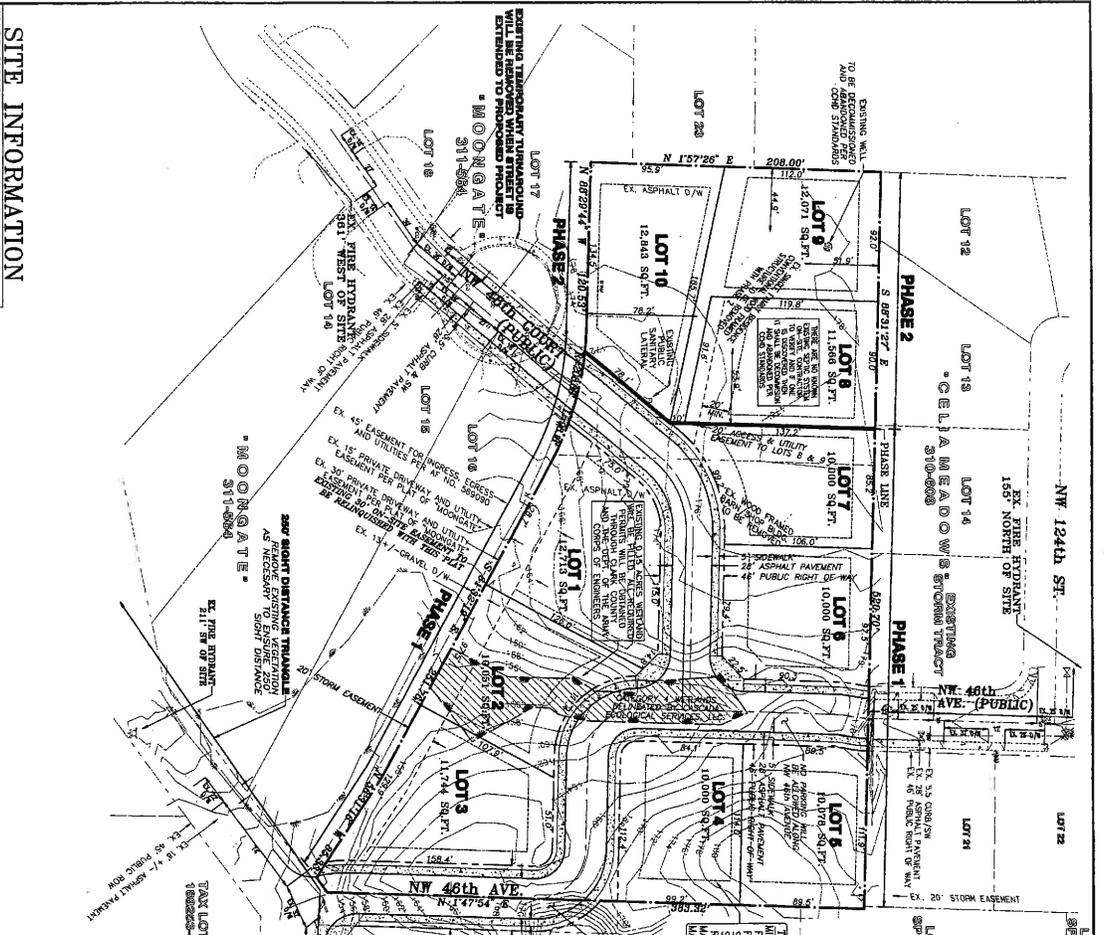
PHASE 1 WILL BE CONSTRUCTED PRIOR TO PHASE 2

EXISTING CONDITIONS

- EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY FROM PUBLIC RECORDS AND FIELD SURVEY. THE LOCATION, DEPTH, AND SIZE OF ANY EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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STERLING DESIGN, INC.

PREPARED BY:
 STERLING DESIGN, INC.
 2206 E EVERGREEN BLVD
 SUITE A
 TACOMA, WA 98661
 TEL (206) 759-1794
 FAX (206) 759-4865
 mail@sterling-design.com

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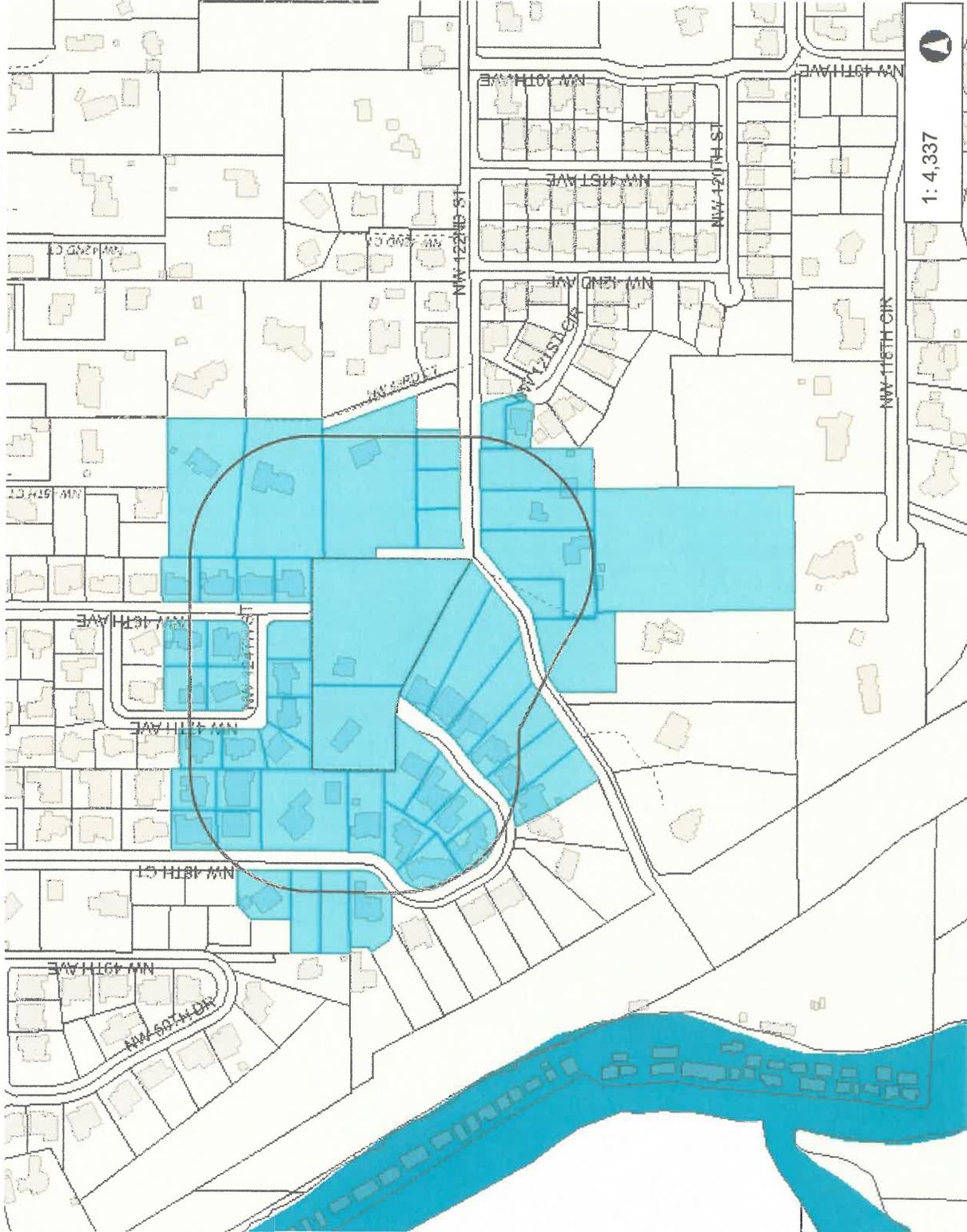
Felida Breeze Subdivision 300' List



Legend

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

Notes:



TAB 16
STATE ENVIRONMENTAL REVIEW

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

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

Instructions for applicants:

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

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

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

Use of checklist for non-project proposals:

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

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

Revised 9/1/11



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E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:

Felida Breeze Subdivision

2. Name of applicant:

STERLING DESIGN, INC.

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

2208 E. Evergreen Blvd., Vancouver, WA 98661

Contact: Joel Stirling

4. Date checklist prepared:

August 30, 2015

5. Agency requesting checklist:

Clark County

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

Construction in Spring of 2016

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

8. List any environmental information that has been or will be prepared related to this proposal. **A wetland pre-determination was completed at the property and wetlands were delineated. The wetlands are approximately 0.15 acres in size and will be filled as part of the project. An archeological predetermination was also completed at the property and no artifacts were discovered.**

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. **No**

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

Approval by Clark County for Land Use and Approval by Clark Public Utilities and Clark Regional Wastewater District for Public Water, Public Electricity, and Public Sanitary Sewer Service. Approval by the Department of the Army Corps of Engineers for the wetland fills and proposed wetland bank mitigation.

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

The project proposal is to subdivide 3.23 acres into 10 single-family residential lots utilizing the R1-10 Type III standards. The property currently has one (1) single family residence on it with misc. outbuildings.

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

The project is made of up one (2) tax parcel(s) identified as Property Serial Number(s): 188279-000 & 188291-000 located in a portion of the SW ¼ quarter of Section 29, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
- b. What is the steepest slope on the site and the approximate percentage of the slope? **20% only in the area of a small ravine**
- 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. **HoA & HoE, type B soils & A-4 by AASHTO**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will take place as needed for construction of roads, utilities and subdivision infrastructure. Up to 30,000 cu.yds of grading could take place during subdivision construction**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, an erosion control plan will be prepared and approved by Clark County prior to commencing construction at the site**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?
Approximately 40%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Obtaining an approved erosion control plan prior to commencing construction**

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Typical construction related emissions will result from the project during site infrastructure construction. Following home construction then typical automobile, and single family home emissions will result from the project**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **None known**
- c. Proposed measures to reduce or control emissions or other impacts to air: **None**

3. Water

- a. Surface:

Agency use only

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **Yes, there is an isolated wetland area on the property that has formed below an existing stormwater facility on the adjacent developed property. All drainage from the property eventually drains to Lake River and Vancouver Lake.**
 - 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **Yes, the 0.15 acre wetland area will be completely filled.**
 - 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. **0.15 acres of fill will be placed in the wetland to completely fill it. The contributing drainage from the adjacent stormwater facility will be collected and conveyed to the existing publicly owned stormwater conveyance facilities in NW 122nd Street.**
 - 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: **No**
 - 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **No**
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**
- b. Ground:
- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities. **No ground water will be withdrawn from the property and no surface water is proposed to be discharged to the ground water.**
 - 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. **None**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. **Stormwater runoff from streets, yard areas and future structures will all be collected and disposed of as required by Clark County Code. Stormwater runoff from the streets will be collected and treated within Treatment Cartridge Catch Basins located throughout the project. Following quality control, the stormwater will be conveyed to the publicly owned stormwater conveyance system located within NW 122nd Street. Future roof and yard area drainage will be collected within individual private storm laterals and conveyed directly to the public stormwater conveyance system.**

Agency use only

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

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Project is providing stormwater quality control facilities as required by Clark County Code**

4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, other
 - Evergreen tree: fir, cedar, pine, other
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation
- b. What kind and amount of vegetation will be removed or altered?
Existing vegetation will be removed for infrastructure and home site construction. Home sites will have yard grass and landscaping.

- c. List threatened or endangered species on or near the site. **None**
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site: **None other than typical single family construction**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, **songbirds, other;**
 - Mammals: **deer**, bear, elk, beaver, other; and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. **None** Agency use only
- c. Is the site part of a migration route? If so, please explain. **There are migration routes through out Clark County for various wild life. This property is not known to be located within a critical path for any migrating wild life**
- d. List proposed measures to preserve or enhance wildlife: **None**

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Typical single family use of electricity and natural gas for energy and heating**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts: **None**

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe. **No**

1) Describe special emergency services that might be required. **None**

2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **Typical single family noises and adjacent construction projects**

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site. **Construction noise while infrastructure is being installed and typical single family noise after homes are built and families move in. Construction hours in Clark County are 7 am - 10 pm**

Agency use only

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

8. Land and shoreline use

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

Currently the property has one (1) single family residence with misc. outbuildings. The adjacent properties are also zoned for Urban Low (UL) development and the majority of the adjacent properties are fully developed to the current zone.

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

c. Describe any structures on the site. **one (1) single family home with misc. outbuildings**

- d. Will any structures be demolished? If so, please describe. **Yes**
- e. What is the current zoning classification of the site? **R1-10**
- f. What is the current comprehensive plan designation of the site? **UL**
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. **Yes, there is an existing 0.15 acre wetland located within the property boundaries.**
- i. How many people would reside or work in the completed project? **10 single family homes when it is completely built out and occupied**
- j. How many people would the completed project displace? **One (1) single family residence**
- k. Please list proposed measures to avoid or reduce displacement impacts: **None**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: **Project will be approved through Clark County**

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **The project will provide 10 single family middle income housing opportunities**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **One (1) middle income home will be removed**

- c. List proposed measures to reduce or control housing impacts: **Project will comply with all requirements of Clark County Code**
-

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials? **35' is the maximum allowed by Clark County Building Code. Exterior building materials will be hardy plank or other typical building materials that are utilized for single family homes in Clark County**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts: **None**
-

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Typical single family uses at night along with street lights**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **The project is not located in an area that would interfere with views or be a safety hazard to other properties**
- c. What existing off-site sources of light or glare may affect your proposal? **None**
- d. Proposed measures to reduce or control light and glare impacts: **None**
-

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**

Agency use only

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant: **None**

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **No**
- 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. An archeological pre-determination was completed on the property and no artifacts were discovered**
- c. Proposed measures to reduce or control impacts: **None**

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **Project will be accessed by NW 46th Avenue, NW 122nd Street and NW 48th Court**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No, 1 mile**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **N/A - single family residential subdivision**
- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private. **Yes, new public streets will be constructed to provide access to the new home sites and to connect the project to adjacent public roads.**
- 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.
90 daily trips, 9 A.M. and 9 P.M. peak hour trips

Agency use only

g. Proposed measures to reduce or control transportation impacts:
Public roads and sidewalks will be constructed within the project.

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. **Standard single family services will be required and will increase the needs within the area due to additional single family homes being constructed.**

b. Proposed measures to reduce or control direct impacts on public services: **Impact fees are collected at the time of building permit for each home. The impact fees cover schools, traffic, and parks departments and facilitates the requirement for increased services**

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: **Sanitary sewer service will be provided by Clark Regional Wastewater District and Public water & electricity will be provided by Clark Public Utilities. The project will also utilize franchise utilities for natural gas, phone and cable TV**

C. Signature

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

Signature: _____

Date Submitted: 08-30-15

