

Annual Comprehensive Plan Amendments

Application: Rouse Property (File #CPA19-02)



Dear Resident, What could change?

The city is undertaking an annual review of the comprehensive plan and map. These planning documents are used to coordinate new development. Public meetings will be held over the next few months and your **early** comments are appreciated and welcome!

This year's proposals were submitted by both private property owners and city staff. You are receiving this letter because one of the proposals is near your property or may affect your property.

The applicant is proposing to amend their property and surrounding Single family Medium (SFM) area to Single family High (SFH). Full details can be found on the city's website*.

You may contact project staff, Sarah Fox, Senior Planner, as follows:

Phone360.817.7269

Emailcommunitydevelopment@cityofcamas.us

***Website** www.cityofcamas.us/2019CPA

The proposal would change the underlying comprehensive plan designation from "Single Family Medium" (SFM) to "Single family High" (SFH). The zoning designation would be "Residential 6,000" (R-6). In brief, this means that a new development could include up to 7.2 residential units per net acre. **For developed parcels**, this means that the standards such as structure setbacks for expanding or adding new structures will change.

R-6 Standards: Minimum lot sizes of 4,800 and setbacks at front yards (20'); side (5'); and rear (25')

To approve a change the city must analyze the affect of that change.

Please review the city's rules (**Camas Municipal Code**) online at the following:

- ◇ Chapter 18.07 **Uses**
- ◇ Chapter 18.09 **Dimensions**
- ◇ Chapter 18.51 **Comprehensive Plan Amendments**

Website https://library.municode.com/wa/camas/codes/code_of_ordinances



Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number: SEPA19-04 / CPA19-01

Applicant Information

Applicant/Contact: Eric Rouse Phone: (360) 690-5879
 Address: 3305 NE 242nd Avenue rousemouse22@comcast.net
Street Address E-mail Address
Camas WA 98607
City State ZIP Code

Property Information

Property Address: 617 SW Trout Court 83047-000
Street Address County Assessor # / Parcel #
Camas WA 98607
City State ZIP Code
 Zoning District R-7.5 Site Size 14,162

Description of Project

Brief description: Propose to amend comprehensive plan designation, for neighborhood surrounding SW Trout Court, to single-family high (R-6), with the intent to ratify nonconforming properties and give larger properties the ability to divide.

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO
 Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Rouse Kathryne Phone: (360) 903-0505
Last First
 Address: 3305 NE 242nd Avenue
Street Address Apartment/Unit #
 E mail Address: Camas WA 98607
City State Zip

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature: Date: 1-28-2019

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted: <u>1-30-19</u>	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted Validation of Fees <u>\$ 6372.00</u> <u># 473874</u>
Staff:	Related Cases #	

We are requesting that the properties located east of SW Utah St and west of SW Trout Court in Camas be rezoned from R-7.5 to R-6. A change of the comprehensive plan and a rezoning to R-6 would allow six current nonconforming properties along SW Utah Street to become compliant. Not only would a comprehensive plan change bring these properties into compliance, it would give six properties on the west side of SW Trout Court the ability to divide. With the division of property comes the ability to build affordable housing within the confines of a mature established neighborhood. These alterations would bring the neighborhood at question into alignment with adjacent neighborhoods to the east of SW Trout Court, eventually allowing both sides of SW Trout Court to fall under the umbrella of the same comprehensive plan. For these reasons, ratification to the comprehensive plan would inevitably be in the best interest of the neighborhood and subsequently align with the vision of "Camas 2035."

Our proposal to ratify the existing comprehensive plan can be looked at threefold:

1. The ratifications focus regarding nonconforming properties would only affect their ability to become compliant. There would be no impacts to the area geographically in regards to water soils or air disruption. A zoning change would only affect the compliance and not any future building projects.
2. The ratifications focus regarding the properties on the west side of SW Trout Court would allow them the ability to divide in the future. Since the properties in the neighborhood are relatively flat, the geographical impacts (soil export or import) to the area would be minimal. Future home building would not affect the air quality nor would it affect streams, rivers, etc. because no future building sites are close to water. Since the area is a neighborhood, future building sites would not affect wildlife or forested areas.
3. It appears the properties and neighborhoods along SW 6th Avenue in the area of SW Utah, SW Trout and SW Sierra Street have zoning designations ranging from R-6 to R-7.5 and R-15 with the streets typically separating the different zoning groups. However, with regards to the houses around SW Trout Court, R-7.5 properties border R-6 properties. This is an anomaly because SW Trout Court does not totally dissect the neighborhood into two separate entities, rather turns the neighborhood into a large "U" shape. Therefore, an amendment change would bring the properties east of SW Utah and west of SW Sierra together under one designation (attached map for clarification).

After a thorough investigation into the properties surrounding SW Trout Court and adjacent neighborhoods, two unique but different items stood out: 1. It was evident that very few homes in the immediate vicinity were compliant within their respective zoning parameters (attached map). 2. Zoning designation varied greatly from one side of the street to the other.

In 2005, the entire east side of SW Trout Court was purchased and developed resulting in the eventual building of seven homes all zoned R-6. These seven homes were part of a building project that included seven additional homes just to the east of SW Trout Court along SW Sierra St. These additional homes were also zoned R-6 as part of a subdivision. The subdivision known as Camas West encompassed roughly 14 homes designated on R-6 lots. However, none of these lots meets the requirements for R-6. While R-6 or (single-family high) has a designation as having a lot size of 6,000 square feet, all of the lots in the Camas West subdivision, which includes the houses along the east side of SW Trout Court are well below those numbers. The average lot size for this development hovers around 4,100sf with the smallest lot at just over 3,600sf and the largest at 5,800, still below the 6,000 average required for R-6 (attached map). Unlike Camas West, subdivision 3-576 Grabb, short plotted a year earlier, in 2004 has all four of their properties conforming to the comprehensive plan.¹

It may be argued that this is the result of a zoning designation change a few years back.² If this is the case, should a designation change be followed with a ratification to the comprehensive plan? While zoning designation changes might explain this particular subdivision, it does not explain the countless home lots to the east and west of SW Trout Court along both sides of SW 6th Avenue which also fall under nonconforming lot size as specified in the CMC section 18.09.040. On the north, side of SW 6th Avenue homes are typically on an R-7.5 lot while the homes on the south side of SW 6th Avenue are generally zoned R-15. The homes on both sides of the road are consistently 1,000sf short on the R-7.5 lots and 4000-5000sf short on the R-15 lots (attached map). While the above zonings do vary in size, R-6, R-7.5 and R-15, the constant denominator continues to be that the lot sizes put forth under the CMC section 18.09.040 do not align with the existing comprehensive plan. While changes to zoning are not being requested for lots on the north and south side of SW 6th Ave, they are being used for example purposes only.

¹ 3-576 Grabb Subdivision short plot, Book 3 page 576, July 2004.

² Camas West Subdivision, short plot does not specify R-5, but R-5 setbacks were being required, Book 311 page 274, 1of 2, June 05.

With a rezoning and subsequent potential for splitting lots on the west side of SW Trout Court, new affordable homes can be built. As stated in the *Camas 2035 Comprehensive Plan*, by 2035 projections show roughly 11,000 people will move into the Camas area requiring nearly 4,000 new housing units.³ While the plan saw the need for an increase in housing to meet the pending demand, the plan also called for affordable housing for those whose incomes will fall below the income median. Many of the subdivisions around Camas that are in the building phase promote their asking price. For instance, Green Mountain subdivision promotes housing starting in the \$400,000s, Camas Meadows start in the \$500,000's, The Hills at Round Lake in the low \$400'000's.⁴ Though the Camas comprehensive plan requires diversity in housing prices, the above prices do not focus on the young or low income buyers market that an independently built houses in established neighborhood would. Classically, new developments with update neighborhood amenities i.e. walking trails and centrally located parks with in neighborhoods are desirable. Locations with views, close to schools and natural lakes and rivers help to drive up housing costs. Older neighborhoods that do not possess the demand the newer neighborhoods are attracting thus these homes purchase price can be relatively lower.⁵ To help with the vision of Camas 2035, an affordable home on the west side of SW Trout Court can be built to match in size, look and cost to those built on the east side of SW Trout Court. With the housing trends focusing on large homes, some potential owners would prefer a new smaller house in a mature and established neighborhood.

The GMA, Growth Management Act, helps to develop and establish goals helpful in the regions pertaining to comprehensive planning. Below are two of their goals, which consequently parallel the reasons behind the request of a comprehensive plan amendment...

1. *Urban Growth-encourage development in urban areas where adequate public facilities and services exist...*⁶ While many subdivisions are being built in the outlying areas of camas, many utility services are nonexistent and need to be brought to the subdivision with a percentage of this cost going to the homebuyer. With an infrastructure already in place, the home price can be substantially less.

³ Section 2.3.1, Citywide housing goal, *Camas 2035 comprehensive plan*.

⁴ Looked at builders advertisements via websites, on site pricing and realtor sites.

⁵ Talked with local realtors.

⁶ GMA (RCW 36.70A), #1.

2. *Housing- encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types...*⁷ The eventual goal of amending the comprehensive plan is to build a house, preferably, a house that mimics the architecture, size, cost and design of the houses previously built on the east side of SW Trout Court. Continuity of the houses within the SW Trout Court neighborhood helps to "maintain the strength, vitality, and stability of the neighborhood."⁸

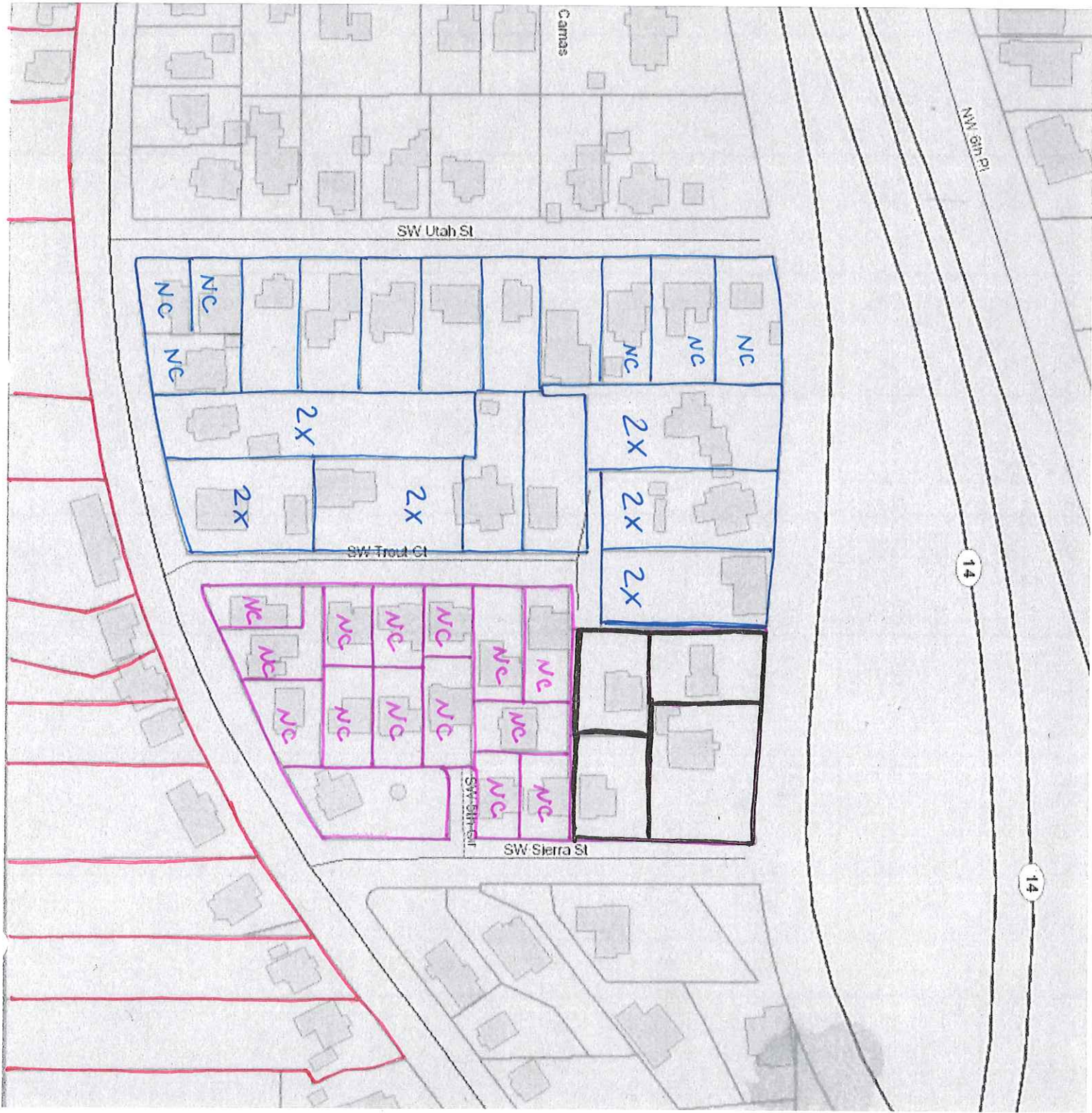
While the comprehensive plan change would bring the properties along SW Utah Street into compliance, no additional changes by the city would be required. Since the changes would be in legality form only, there would be no need for capital improvements to support such a change. However, while the six homes on the west side of SW Trout Court would have the ability to divide and build affordable housing under a ratified comprehensive plan change, very little changes would be necessary for the lots. Since the potential to build an affordable house within the confines of an existing and mature neighborhood, no outside changes or improvements are required from the city. Local utilities are currently available to the neighborhood, and in most cases, the utilities are already at the easement to the properties. A comprehensive change would not require city involvement in regards to municipality improvements. While the change would not affect the city, it would however help to implement the policies set forth in 2015 regarding "Camas 2035."

A comprehensive plan change for the above areas would not require further changes to city or county codes, plans or regulations.

Furthermore, an amendment to the comprehensive plan to the area around SW Trout Court would align more closely with the intent of the comprehensive plan and the vision of "Camas 2035." The change could allow for more urban affordable housing as put forth by the GMA. It would bring certain nonconformities into compliance as desired by the CMC. Most importantly, it would help to unify, expand and strengthen the neighborhood all while helping to build a better Camas.

⁷ GMA (RCW 36.70A), #4.

⁸ Section 2.4.1.H-1, Citywide housing goal, *Camas 203 comprehensive plan*.



SEPA ENVIRONMENTAL CHECKLIST UPDATED 2016

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

1. Name of proposed project, if applicable: None

2. Name of applicant: Eric Rouse

3. Address and phone number of applicant and contact person: Eric Rouse 360 690-5879
Kathryne Rouse 360 903-0505

4. Date checklist prepared: 1-28-2019

5. Agency requesting checklist: Planning Division

6. Proposed timing or schedule (including phasing, if applicable): None

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. There will be no environmental information prepared.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known.
None

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.)
We want to amend the comprehensive plan designation for the neighborhood east of SW Utah St and west of SW Trout Court from single-family medium to single-family high. The existing plan is deficient and most of the home lots are either nonconforming or are eligible to have their lots become dividable.

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.
East of SW Utah Street and west of SW Trout Court and north of SW 6th Avenue.

B. ENVIRONMENTAL ELEMENTS

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 (approximate percent slope)? 2%

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.

Since it is an established mature neighborhood most existing soils are a sand topsoil mixture.

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

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. None

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Relatively no changes to what is existing in the neighborhood now.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Industry standards in regards to erosion control would be followed.

2. Air

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.

None

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

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

3. Water

a. Surface Water:

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.

There is no seasonal or year round surface water at 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. No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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

No

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

No

b. Ground Water:

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.

No

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.

City amenities are available

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.

None

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

No

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No

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

Industry standards for neighborhoods

4. Plants

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

- deciduous tree: alder, maple, aspen, other
 evergreen tree: fir, cedar, pine, other
 shrubs
 grass
 pasture
 crop or grain
 Orchards, vineyards or other permanent crops.
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 water plants: water lily, eelgrass, milfoil, other
 other types of vegetation

b. What kind and amount of vegetation will be removed or altered? None

c. List threatened and endangered species known to be on or near the site. None

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

Industry standards for typical neighborhoods

e. List all noxious weeds and invasive species known to be on or near the site. None

5. Animals

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. None

c. Is the site part of a migration route? If so, explain. None

d. Proposed measures to preserve or enhance wildlife, if any: No wildlife are present.

e. List any invasive animal species known to be on or near the site. 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. Public utilities are present

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: 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, describe. No

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

None

- 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. No existing hazards

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None

- 4) Describe special emergency services that might be required. None

- 5) 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 (for example: traffic, equipment, operation, other)? Typical neighborhood and local street noise.

- 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. None

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

8. Land and Shoreline Use

- 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 Surrounding area is a residential neighborhood.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: No

c. Describe any structures on the site. Residential housing

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? R-7 . 5

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

g. If applicable, what is the current shoreline master program designation of the site? None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

i. Approximately how many people would reside or work in the completed project? No

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The purpose of the project is to change the comprehensive plan so that it meets existing land uses.

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

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. up to an additional 6 units... middle-income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Typical 2-story home.

b. What views in the immediate vicinity would be altered or obstructed? None

b. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None

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, if any: None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Parks, baseball fields and walking trails.

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: No impact would be created.

13. Historic and cultural preservation

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. No

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. No

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.
Existing neighborhood. Homes built in most of the decades of the 20th and 21st centuries

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

None are existant

14. Transportation

- 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. Street systems would not change nor need to be updated
- 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? Nearest transit stop is 1/4 mile away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? None
- 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. No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? Vehicle trips would fall within a typical single-family's daily transportation needs.
- 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

- 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
- b. Proposed measures to reduce or control direct impacts on public services, if any. No



16. Utilities

- a. Circle 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 the site or in the immediate vicinity which might
be needed. No new services would be required

C. Signature

Under the penalty of perjury, 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 _____

Position and Agency/Organization _____

Date Submitted: _____

D. supplemental sheet for nonproject actions

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

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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