

From: [Rebecca Messinger](#)
To: [Cnty 2025 Comp Plan](#)
Subject: FW: Notice of Type II App w/SEPA - Kysar SP PLD-2024-00046
Date: Thursday, July 11, 2024 2:53:13 PM
Attachments: [NoticeOfTypeIIApp2024-07-08.pdf](#)
[SEPA Checklist.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Please see the below email/attachments for the record. Thank you!



Rebecca Messinger
Clerk to the Council
COUNTY MANAGER'S OFFICE

564-397-4305



From: Kathleen Otto <Kathleen.Otto@clark.wa.gov>
Sent: Thursday, July 11, 2024 2:35 PM
To: Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>
Subject: FW: Notice of Type II App w/SEPA - Kysar SP PLD-2024-00046



Kathleen Otto
County Manager

564.397.2458



From: Clark County Citizens United, Inc. <ccuinc@yahoo.com>
Sent: Thursday, July 11, 2024 1:31 PM
To: CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle

Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>

Subject: Re: Notice of Type II App w/SEPA - Kysar SP PLD-2024-00046

EXTERNAL: This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Clark County Community Development
2024

July 11,

Clark County Citizens United Inc wants to go on record in support of this two lot short plat. But it is unfortunate that there is so little land available for rural development, that landowners have to resort to having to pay thousands of dollars in development fees, just to make one lot. This is a clear indication that the massive downzoning that happened in 1994 is taking its financial toll on landowners. Current zoning is not providing a variety of affordable housing in the rural areas, mandated by the Growth Management Act

[RCWs](#) > [Title 36](#) > [Chapter 36.70A](#)

[House Bill 1220 \(2021\)](#) amended the Growth Management Act (GMA) to instruct local governments to “plan for and accommodate” housing affordable to all income levels. This significantly strengthened the previous goal, which was to encourage affordable housing.

[RCW 36.70A.011](#)

Findings—Rural lands.

"The legislature finds that this chapter is intended to recognize the importance of rural lands and rural character to Washington's economy, its people, and its environment, while respecting regional differences. Rural lands and rural-based economies enhance the economic desirability of the state, help to preserve traditional economic activities, and contribute to the state's overall quality of life."

"The legislature finds that to retain and enhance the job base in rural areas, rural counties must have flexibility to create opportunities for business development. Further, the legislature finds that rural counties must have the flexibility to retain existing businesses and allow them to expand. The legislature recognizes that not all business developments in rural counties require an urban level of services; and that many businesses in rural areas fit within the definition of rural character identified by the local planning unit."

WAC 365-196-425

Rural element.

"Counties must include a rural element in their comprehensive plan. This element shall include lands that are not designated for urban growth, agriculture, forest, or mineral resources. The rural element shall permit land uses that are compatible with the rural character of such lands and provide for a variety of rural densities."

"(c) Counties should adopt a locally appropriate definition of rural character. Rural areas are diverse in visual character and in density, across the state and across a particular county. Rural development may consist of a variety of densities and uses. It may, for example, include clustered residential development at levels consistent with the preservation of rural character. Counties should define rural development both in terms of its visual character and in terms of the density and intensity of uses." Defining rural development in this way allows the county to use its definition of rural development both in its future land use designations and in its development regulations governing rural development.

"This particular development should compel the Clark County Council to realize that when a Comprehensive Plan has 90% non-conforming parcels in the rural area, all less than their zone, there is something terrible wrong, and it needs to be fixed."

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604
E-Mail ccuinc@yahoo.com

On Monday, July 8, 2024 at 07:13:04 AM PDT, CommDev OA Land Use
<commdevoalanduse@clark.wa.gov> wrote:

Please find attached: Notice of Type II Application and SEPA checklist for Kysar Short Plat PLD-2024-00046.



COMMUNITY DEVELOPMENT – LAND USE REVIEW

Office Assistant

commdevoalanduse@clark.wa.gov

Voicemail: 564.397.4911

Please leave your name, phone number, permit number if available or applicable and question.

A staff member will return your call within one business day or you may contact the assigned planner.

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: July 8, 2024

Closing date for public comments: July 23, 2024 – fifteen days from notice

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, third floor, Vancouver, Washington, 98660.

Project Name: Kysar Short Plat

Case Numbers: PLD-2024-00046, FPA-2024-00025

Request: Short Plat approval to divide a ten (10) acre parcel into two 5-acre parcels in the R-5 zone.

Location: No site address; parcel 120190000

Revised 7/3/2024



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

Applicant: Tim Kysar
PO Box 1358
Battle Ground, WA 98604
360.901.0057
tim.kysar@gmail.com

Contact Person: Jack Dougherty
4802 Oneota Street
Duluth, MN 55807
218.203.8323
jdougherty@windsorengineers.com

Property Owner: Same as applicant

Zone/Comp Plan Designation: R-5 / R-5 (Rural-5)

Township: 3N Range: 3E Section: 02/SE

Neighborhood Association: None

Staff Contact: Marion Bateman, Planner II
564.397.4885
marion.bateman@clark.wa.gov

Applicable code sections

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), 40.200 (General Provisions), 40.210.020 (Rural Districts), 40.350 (Transportation & Circulation), 40.370 (Sewer & Water), 40.386 (Stormwater & Erosion Control), 40.430 (Geologic Hazard Areas), 40.440 (Habitat Conservation), 40.500 & 40.510 (Procedures), 40.540 (Boundary Line Adjustments & Land Divisions), 40.550.010 (Road Modifications), 40.570 (SEPA), 40.570.080 (SEPA Archaeological), 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, & Clark County Comprehensive Plan.

Application Filing date: May 20, 2024
Fully Complete date: June 24, 2024

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: July 23, 2024

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

Mail: Attn: Marion Bateman
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: developmentcomments@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: April Furth, Community Development Director

Timeliness and Process

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

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

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

Appeals

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

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

Refer to the *Appeals* handout <https://clark.wa.gov/media/document/57535> and <https://clark.wa.gov/community-development/land-use-forms-and-fees> 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 3
Clark Public Utilities
- 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

PRELIMINARY PLAT SUBMITTAL

FOR KYSAR SHORT PLAT PARCEL NO.: 120190000

PREPARED FOR:

TIM KYSAR
PO BOX 1358
BATTLE GROUND, WA 98604
PHONE: 360-901-0057
EMAIL: TIM.KYSAR@GMAIL.COM

PROJECT INFORMATION:

NARRATIVE
THE PROJECT CONSISTS OF SPLITTING ONE TEN ACRE PARCEL INTO TWO RURAL R-5 SINGLE FAMILY HOME LOTS.
PARCEL #s: 120190000
LEGAL DESC: VENNERSBORG ACRE TRACTS LOT 35 BLK 1
SECTION-TOWNSHIP-RANGE:
SE 1/4, S02, T3N, R3E

OWNER
TIM KYSAR
PO BOX 1358
BATTLE GROUND, WA 98604
PHONE: 360-901-0057
EMAIL: TIM.KYSAR@GMAIL.COM

APPLICANT
TIM KYSAR
PO BOX 1358
BATTLE GROUND, WA 98604
PHONE: 360-901-0057
EMAIL: TIM.KYSAR@GMAIL.COM

CONTACT
JACK DOUGHERTY, P.E.
WINDSOR ENGINEERS
4802 ONEOTA STREET, SUITE #2
DULUTH, MN 55807
PHONE: 218-203-8223
EMAIL: JDDOUGHERTY@WINDSORENGINEERS.COM

DEVELOPMENT ADDRESS
PIN-120190000 NE OLSON RD
BATTLE GROUND, WA 98604

ZONING
RURALS (R-5)

PARCEL INFORMATION:

- PARCEL NUMBER: 120190000
- PARCEL SIZE: 10 ACRES

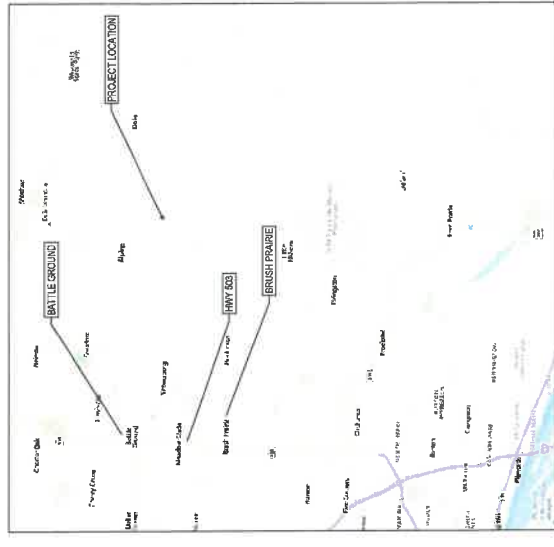
PREPARED BY:



WINDSOR ENGINEERS
Ridgefield, WA
Duluth + Minneapolis, MN
www.windsorengineers.com
Copyright 2018 by Windsor Engineers, LLC
All Rights Reserved

PROJECT NUMBER: 23281

CONTACT: JACK DOUGHERTY
PHONE: (218) 203-8223
EMAIL: JDDOUGHERTY@WINDSORENGINEERS.COM

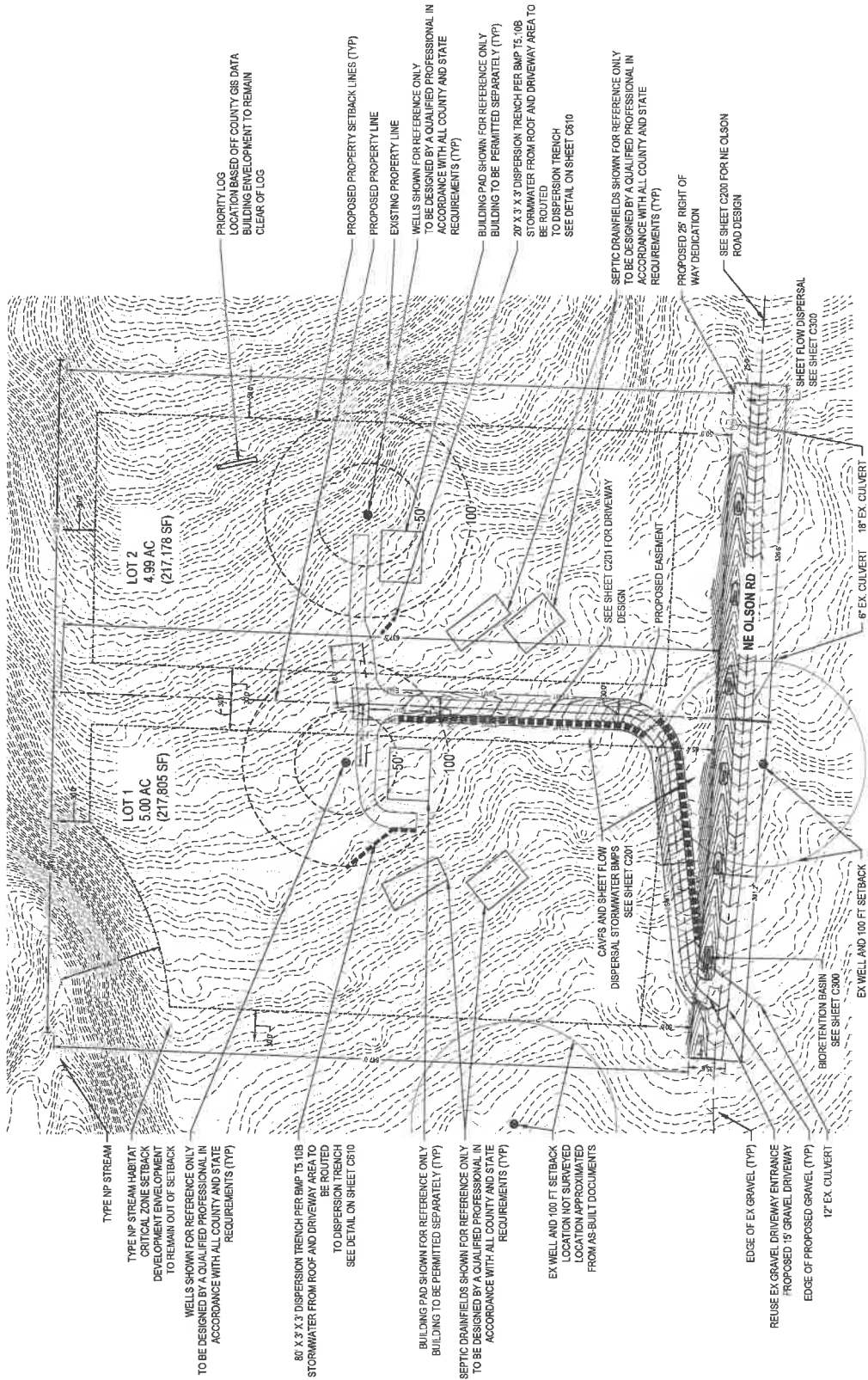


VICINITY MAP NOT TO SCALE

- SHEET INDEX**
- GS01 COVER
 - GS02 GENERAL NOTES
 - GS03 LEGENDS
 - CS01 SURVEY AND EXISTING CONDITIONS
 - CS02 SITE PLAN
 - CS03 PRELIMINARY PLAT
 - CS04 ENVIRONMENTAL AND SENSITIVE AREAS PLAN
 - CS05 CULSON ROAD AND PROFILE
 - CS06 DRIVEWAY ROAD AND PROFILE
 - CS07 EROSION CONTROL PLAN
 - CS08 EROSION CONTROL DETAILS
 - CS09 STORM DETAILS

REVISIONS:

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |
| | | |



TYPE IV STREAM

TYPE IV STREAM HABITAT
CRITICAL ZONE SETBACK
DEVELOPMENT ENVELOPMENT
TO REMAIN OUT OF SETBACK

WELLS SHOWN FOR REFERENCE ONLY
TO BE DESIGNED BY A QUALIFIED PROFESSIONAL IN
ACCORDANCE WITH ALL COUNTY AND STATE
REQUIREMENTS (TYP)

80' X 3' X 3' DISPERSION TRENCH PER BMP TS-008
STORMWATER FROM ROOF AND DRIVEWAY AREA TO
BE ROUTED
TO DISPERSION TRENCH
SEE DETAIL ON SHEET C810

BUILDING PAD SHOWN FOR REFERENCE ONLY
BUILDING TO BE PERMITTED SEPARATELY (TYP)

SEPTIC DRAINFIELDS SHOWN FOR REFERENCE ONLY
TO BE DESIGNED BY A QUALIFIED PROFESSIONAL IN
ACCORDANCE WITH ALL COUNTY AND STATE
REQUIREMENTS (TYP)

EX WELL AND 100 FT SETBACK
LOCATION NOT SURVEYED
LOCATION APPROXIMATED
FROM AS-BUILT DOCUMENTS

EDGE OF EX GRAVEL (TYP)
REUSE EX GRAVEL DRIVEWAY ENTRANCE
PROPOSED 15' GRAVEL DRIVEWAY
EDGE OF PROPOSED GRAVEL (TYP)
12' EX CULVERT
BIORETENTION BASIN
SEE SHEET C300

EX WELL AND 100 FT SETBACK

PRIORITY LOG
LOCATION BASED OFF COUNTY GIS DATA
BUILDING DEVELOPMENT TO REMAIN
CLEAR OF LOG

PROPOSED PROPERTY SETBACK LINES (TYP)
EXISTING PROPERTY LINE

WELLS SHOWN FOR REFERENCE ONLY
TO BE DESIGNED BY A QUALIFIED PROFESSIONAL IN
ACCORDANCE WITH ALL COUNTY AND STATE
REQUIREMENTS (TYP)

BUILDING PAD SHOWN FOR REFERENCE ONLY
BUILDING TO BE PERMITTED SEPARATELY (TYP)
70' X 3' X 3' DISPERSION TRENCH PER BMP TS-008
STORMWATER FROM ROOF AND DRIVEWAY AREA TO
BE ROUTED
TO DISPERSION TRENCH
SEE DETAIL ON SHEET C810

SEPTIC DRAINFIELDS SHOWN FOR REFERENCE ONLY
TO BE DESIGNED BY A QUALIFIED PROFESSIONAL IN
ACCORDANCE WITH ALL COUNTY AND STATE
REQUIREMENTS (TYP)

PROPOSED 25' RIGHT OF
WAY DEDICATION
SEE SHEET C200 FOR NE OLSON
ROAD DESIGN

SHEET FLOW DISPERSAL
SEE SHEET C300



PRELIMINARY SITE PLAN
SCALE 1"=30'

Revisions:

| | |
|--|--|
| | |
| | |
| | |
| | |

USE 8" OVERALL
SCALE DRAWING

Know what's below.
Call before you dig.
811 is the national number for reporting
utility locations to the appropriate utility.

**WINDSOR
ENGINEERS**

Ridgefield, WA
Duluth + Minneapolis, MN
www.windsorengineers.com
Copyright 2021 by Windsor Engineers, LLC
A 501(c)(3) nonprofit.



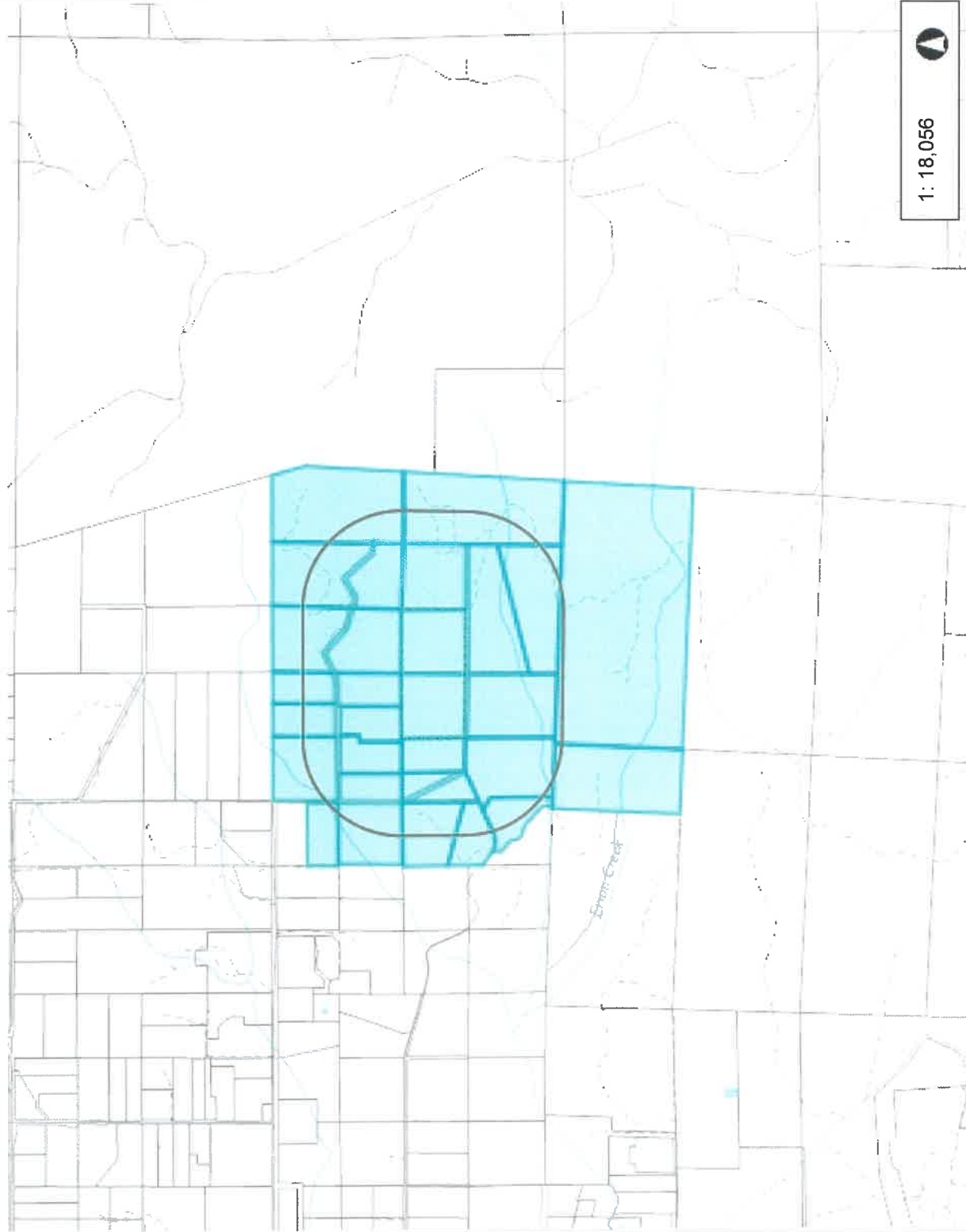
KYSAR SHORT PLAT
CLARK COUNTY, WA
PRELIMINARY PLAT SUBMITTAL
Project No: 23281
Issue Date: 5/6/2024

SITE PLAN
C100

Prepared by:
Drawn by:
Checked by:



Kysar Short Plat 1,000' List



1: 18,056



Legend

□ Taxlots

Notes:

Parcels within 1,000 foot radius of the project.

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. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.

3,009.3 Feet

1,504.67

0

3,009.3

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

A. Background

1. Name of proposed project, if applicable:

Kysar

2. Name of applicant:

Timothy Kysar

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

Applicant: Timothy Kysar

PO Box 1358

Battle Ground, WA 98604

Contact: Travis Anderberg (HFI Consultants)

360-798-4633 travis@hficonsultants.com

4. Date checklist prepared:

2/22/2023

5. Agency requesting checklist:

Clark County

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

Timber harvest: 2024- 2026

Home Construction: 2024-2026

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

Construction of two single family residence.

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

None.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

10. List any government approvals or permits that will be needed for your proposal, if known.

Clark County Forest Practices Permit for timber harvest. Clark County building permits for home construction.

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.)

The purpose of this SEPA is to harvest timber to facilitate the construction of two single family rural residences.

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.

Clark County Parcel 120190000
Section 02, Township 03 North, Range 03 East
Address No site address

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ----- rolling -----

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

15% slope

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.

Olympic silt loam. No long-term commercial significance to these soils.

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

No evidence of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

No significant filling or grading to occur during the timber harvest or home construction.

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

Soil erosion is unlikely in the homesite area due to the gentle topography.

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

After home construction, approximaly 3% of the parcel will be covered with impervious surfaces.

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

Following Clark County forest practices rules dring timber harvest and building code during construction.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions will be limited to logging and earth moving equipment during the project. No long term air emissions are expected.

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

None known

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

NOT APPLICABLE.

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

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

A small un named non fish bearing stream crosses the Northwest corner of this property. No other streams are located with 200' of the project.

- 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 work will occur within 200' of waters.

- 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.

None

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

Does not fall within 100-year floodplain.

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

Does not discharge waste into surface waters.

- b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

None will occur as part of the timber harvest/conversion. The existing well will be used for general residential uses.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

A septic system will be installed to serve two single family approximately 2,500 sqft houses.

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.

Not applicable to forest practices. Home site stormwater will be contained onsite and will not flow into surface waters.

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

Not applicable to forest practices. Waste materials are not likely to enter ground or surface waters as a result from this project.

- 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:

Grass seed exposed soils.

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

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

deciduous tree: red alder

evergreen tree: Douglas-fir

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?
Existing mature trees and shrubs
- c. List threatened and endangered species known to be on or near the site.
None known to exist on or near this property.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Not yet determined.
- e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Deer and song birds.
- b. List any threatened and endangered species known to be on or near the site.
None known to exist on this property. This property does not contain critical habitats for endangered species.
- c. Is the site part of a migration route? If so, explain.
None know.
- d. Proposed measures to preserve or enhance wildlife, if any:
NONE
- e. List any invasive animal species known to be on or near the site.
None known

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electric for residential use.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No affect to surrounding properties solar production.

- 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 at this time.

7. **Environmental Health** [\[help\]](#)

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

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No hazardous chemicals will be used in the proposal other than diesel fule.

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

None

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

Have diesel spill kit present, and fire fighting equipment available.

b. *Noise*

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

General residential 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.

Typical logging and construction operation noise for short-term basis; Timber felling, logging equipment, chainsaw, truck traffic, general home construction. Long term will be general residential noise.

- 3) Proposed measures to reduce or control noise impacts, if any:

Limit operations to between 7:00 a.m. to 7:00 p.m.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Unused or vacant land, single family rural residence. This project will not negatively affect the adjacent properties.

- 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?

The proposed affected geographic area is well stocked with mature timber.

- 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:

This project will not affect surrounding land use.

- c. Describe any structures on the site.

None

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

NA

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

Rural-5 (R-5)

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

Rural

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

NA

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

NA

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

Not yet determined

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

0

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

NA

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

None

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

NA

9. **Housing** [\[help\]](#)

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

2 middle income homes.

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

0

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

NA

10. **Aesthetics** [\[help\]](#)

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

House plans have not yet been finalized, expected tallest height around 35'. Exterior material not yet determined

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

None

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

None

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

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

General residential light production.

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 [\[help\]](#)

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

None

- 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:

None affected.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known

- 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.

Historic maps and GIS data, None indicated.

- 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.

If artifacts are inadvertently found appropriate authorities will be notified.

14. Transportation [\[help\]](#)

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

Olson Road will be accessed by driveway.

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

No current public transit.

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

NA

- 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).

NA AT THIS TIME.

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

None

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

2-10 passenger vehicles per day for commuting.

- 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:

NA

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Increased need limited to that required by two single family residences.

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

NA

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

- a. Circle utilities currently available at the site:

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

Electricity and a well.

- 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.

Electric hookup for single family residence.

C. Signature [\[HELP\]](#)

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

Signature: _____

Name of signee Tim Kysar

Position and Agency/Organization Landowner

Date Submitted: 6/24/2024

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?

Minor potential to increase.

Proposed measures to avoid or reduce such increases are:

Follow County forest practices rules and building code.

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

Minimal affect other than within imidiatae project location.

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

Follow County forest practices rules and building code.

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

This project will remove timber from the site but will not negatively affect other natural resources.

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

Follow County foerst practices rules and BMP.

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?

Not likely.

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

Follow County forest practices rules and building code.

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?

NA

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

NA

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

Minimal increase from a single family residence.

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

NA

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

No conflict with local, state or federal laws.