



Lincoln County Land Services **Planning - Building - GIS**

27234 SR 25 N Davenport, WA 99122 ~ 509-725-7911 ~ Fax 509-725-4467 ~ www.co.lincoln.wa.us/landservices

DATE: October 6, 2014

TO: WA State Department of Ecology, Environmental Review
Lincoln County Health Department
Lincoln County Public Works
National Park Service
Lincoln County Sheriff's Office

RE: Subject File - SEPA/LP-01-14

This is to advise you that pursuant to WAC 197-11-900 Lincoln County Land Services have determined that it is the lead agency for the following:

DESCRIPTION OF PROPOSAL: The proposal is to create forty (40) residential lots approximately 1 to 4 acres in size. The proposal will be served by private road. A Planning Commission public hearing is required on all regular subdivisions.

PROPONENT: LRH Properties, LLC
5806 119th Ave SE #200
Bellevue, WA 98006

LOCATION OF PROPOSAL: T27 R37 Section 23

Please notify this office immediately if you do not concur with this lead agency determination.

Enclosed are the following: Notice of Application/DNS, SEPA checklist and applicable application materials. Land Services will consider comments relating to the SEPA determination until **3:30 PM, October 30, 2014**, unless we advise you of a change after reviewing responses.

**LINCOLN COUNTY LAND SERVICES
NOTICE OF APPLICATION
AND
DETERMINATION OF NON-SIGNIFICANCE (DNS)
STATE ENVIRONMENTAL POLICY ACT (SEPA) (RCW 43.21c)
SEPA RULES (WAC 197-11)**

FILE NO. SEPA/LP- 01-14

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PROPONENT: LRH Properties, LLC
5806 119th Ave SE #200
Bellevue, WA 98006

LOCATION OF PROPOSAL: N ½ Section 23 T27 R37

LEAD AGENCY: Lincoln County Land Services

DETERMINATION: The lead agency for this proposal has determined that it does not have a probable significant adverse impact of the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2) (c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under 197-11- 340(2) and the lead agency will not act on this proposal for 14 days from the date below. **Comments must be submitted by 3:30 PM, October 30, 2014.**

This Determination of Non-Significance is issued pursuant to the applicant's compliance with the following:

1. Compliance with "Title 17-Zoning" and "Title 16-Land Divisions", building and development codes. Also, compliance with Lincoln County and WA State environmental health and potable water requirements, including fire safety/flow requirements.
2. Compliance with Lincoln County road ingress/egress, design and construction standards as determined by the County.
3. Best Management Practices shall be employed in all phases of operation(s).

APPEALS: You may appeal this SEPA threshold determination in writing to the responsible official listed below no later than November 10, 2014. You should be prepared to make specific factual objections.

Mailing & Street Address: Lincoln County Land Services, 27234 SR 25 N, Davenport, WA, 99122.

Phone: (509) 725-7911.

Date: October 9th 2014

Responsible Official: Courtney Thompson, Planner

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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:

Roosevelt Vistas

2. Name of applicant:

Todd R. Tarbert

3. Address and phone number of applicant and contact person:
5806A – 119th Ave. SE, #200, Bellevue WA 98006

4. Date checklist prepared:
09/15/2014

5. Agency requesting checklist:
Lincoln County, Washington - Planning Division

6. Proposed timing or schedule (including phasing, if applicable):
The plan is to develop the initial 9 lots within 3 months of Plat approval, depending on the time of year. The next phases will be completed as market conditions dictate but the current plan is to have all lots developed within 10 years of Plat approval.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Other than as described in our Plat application, no other plans at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Environmental Checklist
Erosion and Sediment Control Plan

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.
Applicant is not aware of any.

10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA Determination
Preliminary Plat
Final Plat
Water System Approval
Grading Permit not needed
Building Permits

on site septic

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 proposal is to subdivide 132.9 acres that make up Lincoln County Assessor's parcel no. 27370237 into 40 residential parcels served by private access roads which are proposed to intersect with McCullough Road East. Please see the Preliminary Plat exhibit which accompanies this application.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The parcel associated with this proposal is located north of the intersection of McCullough Road East and Cayuse Cove Road North. The Lincoln County Assessor description of the property is as follows: PT SWNE, PT N2NW, S2NW per the assessor tab on the TaxSifter website viewed on 9/16/2014.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

other Flat terraces with some steep slopes between terraces and at portions of the western and northern property lines.

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

45% per topography data from Google Earth was located at the northwest property edge. Contours derived from Google Earth data are shown on the Preliminary Plat exhibit which accompanies this application.

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.

Soils found on the site are primarily Springdale gravelly sandy loam on 0-7 percent slopes. These soils are class 4 soils. Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both. Soil between terraces is primarily Springdale cobbly sandy loam on 0-15 percent slopes and soils at the periphery are Spens extremely gravelly loamy sand on 25-50 percent slopes. (USDA NRCS website)

All soil information has been found using the USDA Natural Resources Conservation Service Web Soil Survey tool on the web at :

http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm?TARGET_APP=Web_Soil_Survey_application_zhkraiaha4hlix1gsugog1nv (used and viewed on 9/16/2014)

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

Not to Applicant's knowledge.

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.

Grading for the proposed road and excavation to install water system elements is expected to be primarily within the proposed Right-Of-Way (ROW). Please see the Preliminary Plat exhibit which accompanies this application. The proposed ROW is approximately 261,000 SF. An estimate of the total grading quantity necessary is 36,000 Cubic Yards. Cuts and fills are expected to balance on-site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Construction activities associated with the proposed roads will disturb surface soils and increase potential for erosion. Erosion is not expected as a result of use of the site following construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 2% of the site may be covered with impervious surface if the proposed roads are paved, which is not planned at this time. There are no plans to place buildings, driveways, etc. on site in conjunction with this application.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
An Erosion and Sediment Control Plan will be required prior to the commencement of permitted construction activities.

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.

This is a residential project. Some dust and fuel emissions will occur during the construction phase of the project. An approved Erosion and Sediment Control plan will be implemented to reduce such emissions. Automobile emissions will be generated by the approximately 400 automobile trips from the 40 homes expected when the site is fully developed.

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:
An Erosion and Sediment Control Plan will be implemented to reduce impacts to the air.

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.

The Spokane River Arm of Lake Roosevelt is located to the north and east of the site and is buffered by the Lake Roosevelt National Recreation Area. Waters from Lake Roosevelt travel by way of the Columbia River to the Pacific Ocean.

- 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.

N/A

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

No.

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

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. An Erosion and Sediment Control Plan will be implemented during construction to manage waste discharges to surface waters. The roadway design and future lot development will meet Lincoln County requirements for treatment of stormwater runoff through their permitting process. Stormwater will primarily come from roofs, sidewalks, driveways and access road improvements.

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.

While the proposed subdivision of land and construction of the proposed roads will not likely require groundwater withdrawal, future development of the lots created is expected as a result. There is an existing well drilled on the referenced parcel that will likely produce 50-75 gallons per minute with some electrical and pump upgrades to serve a first phase of 9 lots. The first phase of 9 lots will classify the water system as a Group B system, per Department of Health standards. A

variety of options exist and are under consideration to determine how to best serve the remaining 31 lots.

- 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.

The proposed subdivision of land and construction of the proposed roads will not likely discharge significant waste to the ground and an Erosion and Sediment Control Plan will be implemented to reduce such impacts. Future development of the lots created through the proposed subdivision is expected as a result of this proposal and it is expected that domestic sewage will be discharged into the ground through individually-permitted septic systems.

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.

Stormwater from the proposal and expected future lot development will primarily come from roofs, sidewalks, driveways and access road improvements and will likely carry some vehicle-related contaminants. Stormwater is expected to be treated on-site through County-approved stormwater treatment methodology.

2) Could waste materials enter ground or surface waters? If so, generally describe.
Stormwater from the proposal and expected future lot development is expected to be treated before it enters ground or surface waters through the use of County-approved stormwater treatment methodologies.

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

Alteration or affects to vicinity drainage patterns by the proposal are not expected.

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

Adherence to Lincoln County permit requirements.

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?

Trees, shrubs and grass may be altered or removed to construct the proposed roadways. The majority of trees and shrubs on the site are located on steep slopes with low suitability for construction.

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

None known.

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

None proposed.

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

None known.

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 known.

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

Unknown.

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

None proposed.

e. List any invasive animal species known to be on or near the site.

None known.

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.

Electricity is expected to be used for the future heating/cooling, lighting, and cooking needs of future residential development on the lots subdivided in this proposed land action.

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 proposed.

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.

The potential for exposure of electrical lines exists during construction as is common with all construction activity. However, there will not be any hazards upon completion of the proposed project.

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.

None known.

4) Describe special emergency services that might be required.

No additional special emergency services are anticipated.

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)?

No noise is anticipated to impact this proposal. Existing noise consists of traffic on McCullough Road.

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.

During grading and future construction, temporary noise will be generated by building activities and equipment operation during County-approved hours for construction activity. Long-term noise levels are not applicable to the proposed activities, but will be at typical residential levels for the completed future construction. Future residential noise is expected to take place within the County-established legal limits on volume and hours.

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

Comply with applicable Lincoln County building codes and permitted hours of operation.

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 site is undeveloped and is currently used for informal recreation. Adjacent property to the north and east of the site are part of the Lake Roosevelt National Recreation Area and used for recreation and water storage for the purposes of the Grand Coulee Dam; there is a small residential development known as Fireman's Cove to the north and it is surrounded by lands of the Lake Roosevelt National Recreation Area. Property to the southeast of the site is used for single-family residential purposes and is accessed by Cayuse Cove Loop North which encroaches onto the subject property. Property to the south is undeveloped and used for informal recreation. Property to the east contains the majority of Sower's Lane East and is used to access the properties of Fireman's Cove. Sower's Lane East encroaches onto the northwest corner of the subject property.

The proposal will require vehicle ingress/egress access to the easternmost lot and pedestrian access to the Lake Roosevelt National Recreation Area via Cayuse Cove Loop North as well as pedestrian access to the Lake Roosevelt National Recreation Area via Sower's Lane East.

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. There has not been any farming activity on this property in over 20 years and there is minimal forest coverage of the parcel in question. Because of the soil conditions, the land is not suitable for growing cash crops and there is not much timber coverage on the subject property. So, Applicant does not believe any commercially significant agricultural or forest land will be impacted.

While the subject property has little forest or agricultural significance, the Lincoln County Assessor lists the property as "83-Resource-Agriculture Current Use" for tax purposes, so it is expected that the entire subject property classification will change to reflect future residential uses consistent with the underlying zone as they occur on the subdivided lots proposed by this application.

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:

None known.

c. Describe any structures on the site.

A small water well pump house exists on the site and its location is depicted on the Preliminary Plat exhibit which accompanies this application.

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

No.

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

Recreational per the Lincoln County Zoning Map viewed on the Lincoln County website on 9/17/14.

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

There does not appear to be a specific designation for the subject property in the current Lincoln County Comprehensive Plan from 1983. However, the proposal does appear to meet the goal for residential development in the current comprehensive plan to "[a]llow orderly residential growth in less productive agricultural areas" (pg.16).

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

N/A; no development is proposed within two-hundred feet (200') of waters of the state.

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

None known.

NO

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

Approximately 98 people would reside on the forty (40) residential lots proposed at the rate of 2.45 people per household (US Census, 2010). Due to the location and anticipated use of the homes built on the lots, it is likely a fairly significant percentage of the homes built will be second homes used seasonally.

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

None.

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

N/A

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

Compatibility with the Recreational District (17.02.070, LCC) in Lincoln County. Uses permitted in the District include one and two family residential dwellings (17.02.080, LCC) with lot sizes consistent with requirements of "Lincoln County environmental health to safely accommodate approved water supply and on-site sewage disposal systems and meet county development requirements and regulations" (17.02.090, LCC).

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None known.

9. Housing

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

One (1) middle-to-high income home is expected per lot at full project build-out for a total of forty (40) homes.

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:

~~The project will conform to applicable~~

The project will be phased over time and comply with all applicable building code requirements.

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?

Building heights are not expected to exceed thirty-five feet (35').

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

Territorial views from McCullough Road East will be modestly altered with future home construction.

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

Comply with local building codes.

11. Light and glare

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

Expected building activities within the proposed project area will comply with any required lighting standards on the exterior of the buildings. The completed project will likely include lights from the vehicle headlights of residents and visitors. Lighting will generally be used during night time hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
No hazards from project lighting are anticipated.

c. What existing off-site sources of light or glare may affect your proposal?
Light from vehicle headlights during night time hours on McCullough Road East may reach some project elements. This is considered inconsequential.

d. Proposed measures to reduce or control light and glare impacts, if any:
Lighting for anticipated future construction would be designed to reduce the horizontal dispersion of light adjacent to the sites and utilize cutoff and down-lighting to reduce impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
Nearby designated and informal recreational activities include boating/watercraft, fishing, hiking, hunting, camping, walking, and biking.

b. Would the proposed project displace any existing recreational uses? If so, describe.
Any informal and unapproved recreation which take place on the project site through trespass would be displaced and would be best accommodated on lands reserved for and with facilities to support those purposes.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Lighting for anticipated future construction within the 3.15-acre project area would be designed to reduce the horizontal dispersion of light adjacent to the sites and utilize cutoff and down-lighting to reduce impacts.

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 located on or near the site? 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.

No specific investigation was undertaken however since our family has been in and around the property for nearly a 100 years and has owned it for over 50 years, we have no knowledge of any potential impact to cultural and historic resources on or near the project site.

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

To the Applicant's knowledge, none are needed.

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.

McCullough Road East directly serves the subject property. The proposed private roads and a Vicinity Map are shown on the Preliminary Plat Map which accompanies this application. McCullough Road East connects with Teel Hill Road North to the west which connects with State Route 25 to the south of the subject property and Porcupine Bay Road to the north. Porcupine Bay Road connects with State Route 25 to the east of the subject property.

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

No.

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

The project would add at least two parking spaces per home either in a garage and/or on the driveway for a total of 80 new parking spaces at project completion. There are no current parking spaces on the subject property.

- 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).

None are anticipated.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Vehicle trips are estimated at 320 trips per day when the project is complete based on average daily trips (ADT) of eight (8) trips per household per the American Association of State Highway and Transportation Officials (AASHTO) Manual.

- 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.

Any interference and/or affect on the proposed project from movement of agricultural and forest products is expected to be minor and inconsequential.

- h. Proposed measures to reduce or control transportation impacts, if any:

A stop sign may be placed at the intersection of McCullough Road East and the proposed project entry as needed.

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.

The addition of 40 residences to the inventory of the area will produce incremental demands for schools, police and fire protection which will be partially off-set by increased tax revenues from property estate and sales taxes.

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

None at this time.

16. **Utilities**

a. Circle utilities currently available at the site:

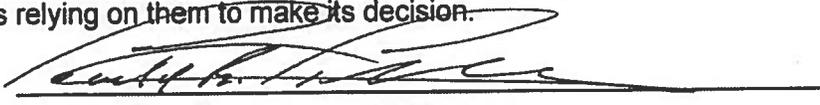
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

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.

Existing electricity and phone available at the site will be utilized for future construction and residences anticipated from the proposed project. Power will be provided by Inland Power and telephone service by CenturyTel.

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: 

Name of signee Todd R. Tucker

Position and Agency/Organization Manager of LRH Properties, LLC

Date Submitted: 9/19/14