STATE ENVIRONMENTAL POLICY ACT
MITIGATED DETERMINATION OF NONSIGNIFICANCE

FILE NUMBER: SEP-20-06

DESCRIPTION OF PROPOSAL: The proposal (Petrusha Short Plat) is for a two lot Short Plat of approximately 10.10 acres. Lot 1 will be 5.10 acres and Lot 2 will be 5.00 acres. Lot 1 contains an existing single-family dwelling and a shed. Each of the proposed lots will use onsite septic systems and private individual wells. Each of the lots are proposed to access off of Panda Road, a private road. The closest public road providing access is Pohl Road.

LOCATION: Located at 381 Panda Road in the SW ¼ of the NE ¼ of Section 30, Township 2N, Range 5E of the W.M. Washougal, Skamania County, WA

PARCEL NO.: 02-05-30-0-0-1301-00

PROONENT: Yevgenny and Inna Petrusha

The lead agency has determined that this proposal will not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. 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.

The necessary mitigation measures are listed below:

1. Dust suppression techniques are a requirement in order to prevent dust from entering nearby and adjacent residentially used properties at all times until the project is complete. If the dust-suppression technique is the use of water, requirements to ensure that the watering does not cause erosion and offsite discharge of sediment-laden water needs to be followed. Information about dust suppression techniques can be found in Department of Ecology Publication #96-433 "Techniques for Dust Prevention and Suppression". Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48, Water Pollution Control, and WAC 173-201A, Water Quality Standards for
Surface Waters of the State of Washington, and is subject to enforcement action by the State of Washington.

2. All disturbed undeveloped areas shall be reseeded and landscaped with native vegetation to prevent and reduce wind and water erosion and the propagation of noxious weeds. Mulch shall consist of certified weed free straw or similar product.

3. The subject parcel is located within or near a Erosion Hazard Area due to the soils susceptibility to wind and/or water erosion. Best Management Practices shall be used during all phases of development to prevent erosion.

4. Erosion control measures must be in place prior to any ground disturbance. These control measures must be effective to prevent storm-water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered by pollutants by Washington State.

5. Any new development required as part of this short plat shall require an erosion control plan including development of new residences.

6. The applicant shall submit a Stormwater Management Plan for approval by the County Engineer prior to preliminary short plat approval.

7. Site specific information will have to be shown to demonstrate adequate on-site sewage systems prior to preliminary Short Plat approval plat and potable water prior to final Short Plat approval.

8. Any improvements to the existing driveway/private road and/or new driveways/private roads shall meet Skamania County private road standards.

9. Cultural Resources: The following procedures shall be effected when cultural resources are discovered during construction activities:
   a. Halt Construction: All construction activities within 100 feet of the discovered cultural resource shall cease. The cultural resources shall remain as found; further disturbance is prohibited.
   b. Notification: The project applicant shall notify the Planning Department within 24 hours of the discovery. If the cultural resources are prehistoric or otherwise associated with Native Americans, the project applicant shall also notify the Indian tribal governments within 24 hours.

This MDNS is issued under WAC 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 to the Community Development Department within 14 days from the date listed below, by 5:30 p.m.

**Responsible Official:** Alan Peters, AICP, Assistant Planning Director  
**Address:** Skamania County Community Development Department  
   PO Box 1009  
   Stevenson, WA 98648  
   permitcenter@co.skamania.wa.us

July 22, 2020
Date

[Signature]
Alan Peters, AICP  
Assistant Planning Director
**APPEALS:** There shall be no administrative appeals of environmental threshold determinations. Failure to comment on this Notice of Intent shall be determined to deny a party standing to appeal the final determination with the underlying government action to a court of competent jurisdiction.
FOR REVIEW

PETRUSHA SHORT PLAT

SURVEY LOCATED IN
THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4
SECTION 30, T.2N., R.5E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

LEGAL

1. SET 8"x10" REBAR W/ 1 1/4" RED PLASTIC CAP

2. FOUND MONUMENT AS NOTED IN DESCRIPTIONS

3. COMPANION MEASUREMENT NOT ENTERED

4. MEASURE DISTANCE

ERECT MONUMENT

A.F.A. ADESITOR'S FILE NUMBER
3. RECORD DATA PER RECORD OF SURVEY NO.
4. FINED DATA
5. CALCULATED DATA

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SHORT PLAT
THE EAST 1/4 TRACT OF LAND DESCRIBED IN SPECIAL
WARRANTY DEEDS, A.F.A. 200103139

PROCEDURES

CONSIDERATION OF TOTAL AND ADJUSTED
DISTANCES AND AREA

CONDUCTED IN Accordance WITH THE

AREA OF WORKER CERTIFICATE

EASEMENTS OF RECORD

EASEMENTS INCLUDING THE TENORS AND PROVISIONS THEREOF:

RECORDED: AUGUST 25, 1972

PAGE: 372

EASEMENTS INCLUDING THE TENORS AND PROVISIONS THEREOF:

RECORDED: SEPTEMBER 16, 1978

PAGE: 431

REFERENCE SURVEYS

R1. SURVEY BY LEROY GRAHAM
BOOK 1 OF SURVEYS PAGE 196
RECORDED NOVEMBER 16, 1974

R2. GEORGIA MEADOW SHORT PLAT BY KLEIN & ASSOCIATES, A.F.A. 2011178313
RECORDED NOVEMBER 19, 2014

R3. CURTIS SHORT PLAT BY MCCARTY & GLAZIER
SURVEYING LLC, BOOK 3 OF SHORT PLATS, PAGE 32A
RECORDED APRIL 16, 1996

R4. S.A.T. SHORT PLAT NO. 3 BY A. S. TAZ
BOOK 3 OF SHORT PLATS, PAGE 327
RECORDED JUNE 10, 1991

REFERENCE DEEDS

SPECIAL WARRANTY DEEDS, A.F.A. 201103139
SUBJECT TO COLUMBIA COUNTY, WASHINGTON
FILE 500-13541

AREA NOTE:

LOT 1
LOT 2

10.10 ACRES
5.10 ACRES

BILL FALCON
SHORT PLAT

LOT 1

PANDA ROAD

LOT 2

GEORGIA MEADOW
SHORT PLAT

AFN. 2011178313

EASEMENTS OF RECORD

EASEMENTS INCLUDING THE TENORS AND PROVISIONS THEREOF:

RECORDED: AUGUST 25, 1972

PAGE: 372

EASEMENTS INCLUDING THE TENORS AND PROVISIONS THEREOF:

RECORDED: SEPTEMBER 16, 1978

PAGE: 431

FOUND MONUMENT INFORMATION

FOUND 1/2" IRON BAND WITH Y.P.C.
FOR BOOK 3 OF SURVEYS PAGE 196 HELD FOR LINC
3. FOUND 5/8" IRON BAND W/ Y.P.C.
FOR BOOK 3 OF SHORT PLATS PAGE 32A HELD FOR LINC
4. FOUND 1/2" IRON BAND WITH Y.P.C.
STAMPED "CAUTION 1000 FT" FOR BOOK 3, SHORT PLATS PAGE 32B HELD FOR LINC
5. FOUND 1/2" IRON BAND WITH Y.P.C.
STAMPED "CLINCH 1000 FT" FOR BOOK 3, SHORT PLATS PAGE 32A HELD FOR LINC
6. FOUND 1/2" IRON BAND NO. 325 HELD FOR LINC

DEDICATION

WE, THE OWNERS OF THE HEREIN DESCRIBED PARCELS OF LAND, HEREBY
DEDICATE AND CONvey TO THE PUBLIC use as a PUBLIC PARK
THE EAST 1/4 TRACT OF LAND LOCATED IN THE SOUTHWEST
1/4 OF THE NORTHEAST 1/4, SECTION 30, T.2N., R.5E., W.M.
COUNTY OF SKAMANIA, STATE OF WASHINGTON

SIGNATURES

VOLKERT L. PETRUSHA

KLEIN & ASSOCIATES, INC.

RECORDS OF SKAMANIA COUNTY, WASHINGTON

OWNER

LEONARD & SARAH

AWARDS FILE NUMBER

RECORD OF SURVEY NO.

SURVEY RECOMMENDED

COUNTY OFFICIAL

SURVEYOR'S CERTIFICATE

THE MAP CORRECTLY DESCRIBES A SURVEY MADE BY OR UNDER THE DIRECTION OF THE SURVEYOR OF THE COUNTY OF SKAMANIA, WASHINGTON

IN

ADJUDICATION OF SURVEY PLAT

COUNTY OF SKAMANIA

COUNTY CLERK

COUNTY PLANNING DEPARTMENT

RECORDING

STATE OF WASHINGTON
COUNTY OF SKAMANIA

I HEREBY CERTIFY THAT THE RECORDED SURVEY PLAT WAS FILED FOR RECORD AT THE REQUEST OF KLEIN & ASSOCIATES, INC., COUNTY OF SKAMANIA, WASHINGTON, ON THE DATE OF RECORDED.

IN

KLEIN & ASSOCIATES, INC.

COLUMBIA COUNTY, WASHINGTON

IN

RECORD OF SURVEY NO.

COUNTY AUDITOR

RECORD OF SURVEY NO.
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 [HELP]
✓1. Name of proposed project, if applicable:

Petrusha Short Plat
2. Name of applicant:

Klein & Associates - Leo Sandoval

Eugene Petrusha

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

Klein & Associates - 1411 13th Street Hood River, OR 97031    (541)386-3322

Eugene Petrusha - 381 Panda Road, Washougal, WA 98671    (503)358-3215

4. Date checklist prepared:

March 10, 2020

5. Agency requesting checklist:

Skamania County

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

Approximately 6-8 months after SEPA notice scheduled for July 22, 2020.

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.

N/A

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.

Short Plat Application - Demonstration of stormwater management criteria.

No

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

Short Plat Application Administrative Decision.

N/A

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.)
Short Plat of one existing 10.01-acre parcel into two parcels 5.10 and 5.00 acres in size. The new 5.00-acre lot will provide the building site for one single-family residence.

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 project area is located in the Northeast 1/4 of Section 30, Township 2 North, Range 5 East W.M. The lot that is being divided is 381 Panda Road.

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)?

5%

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.

Mossyrock silt loam, 2 to 5 percent slopes.

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.

Grading and excavation will need to occur for the new building site and any expansion of the existing gravel driveway.

An existing home is present on the northern portion of the property. Driveways have been installed.

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

Erosion is unlikely to occur due to the level grade of the site.

The applicant shall submit an erosion control plan for development of additional structures/impervious surfaces.
g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

2.5%

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

Respect the setbacks set by county code, use best judgement.

The applicant shall employ best management practices during development of the property including reseeding disturbed areas, preventing silt and sediment from leaving the project area during development.

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.

Dust, emissions possible from heavy machinery exhaust.

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:

Utilize heavy machinery only when necessary, routine watering of dusty areas before and during construction.

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.

No

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

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.

Ground Water will be two existing wells for drinking water; one on each proposed lot.

The applicant shall demonstrate adequate potable water.

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.

Domestic sewage from an additional single-family home.

The applicant shall submit a Land Division Septic Application and demonstrate adequate soil for septic.

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.

Water will disperse by infiltrating the native soil.

Development shall apply stormwater Best Management Practices to facilitate infiltration into native soil.

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:

N/A

4. Plants [help]

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

___ x_deciduous tree: alder, maple, aspen, other
___ x_evergreen tree: fir, cedar, pine, other
___ x_shrubs
___ x_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 and grasses will be cleared and grubbed to allow for the construction of the new building site.

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

None

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

N/A

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

As needed, the applicant shall work to remove invasive plant species from the property.

Blackberries

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.

Songbirds, deer

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.

No

Pacific Flyway.

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

N/A

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

None

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.

Unknown at this time

c. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

e. 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:

N/A

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.

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.

N/A
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.

N/A

4) Describe special emergency services that might be required.

N/A

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

N/A

b. Noise

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

None

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.

Short term construction noise, typical work day 8-4 pm.

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

Conduct work only during specified hours.

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.

Current use is forested land. The proposal will not affect land uses on nearby or adjacent properties.

Land Use is Residential. The parcel is not designated as forest land.

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.

Existing single-family residence and shed.

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

No

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

RL-5  West End Rural Lands 5

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

RL-5  West End Rural Lands 5

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

Not Applicable

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

No

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

Two Single-Family residences (one existing)- 4-8 People

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:

Meet zoning, comprehensive plan requirements.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
9. **Housing**  [help]
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
   
   One unit of high/middle income.
   
   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**  [help]
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

   Unknown at this time.  
   
   Skamania County limits building height to 35 feet above average site grade.
   
   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 at this time

11. **Light and Glare**  [help]
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

   Possible glare off of proposed dwelling windows in the morning or evening, as well as exterior lighting typical of single-family residences.
   
   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?
d. Proposed measures to reduce or control light and glare impacts, if any:

None Necessary

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.

N/A

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

N/A

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.

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data, site visit

The applicant should follow the general inadvertent discovery plan for Skamania County.

DANP predictive model places the area in a high potential area for encountering cultural resources.

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 Necessary

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.

Skye Road to Pohl Road to Panda Road

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, the Nearest public transit is in Portland Metro area, more than 10 miles from the site.

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

2 new parking spots

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

6-10 trips per day.

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 Necessary

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.

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

None necessary

16. **Utilities** [help]

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.

   Additional power service to proposed building site, possible telephone and cable service to the proposed building site.

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: Leo Sandoval
Date Submitted: 07-13-2020

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.
SHORT PLAT APPLICATION
(Please complete application in ink)

Applicant: Eugene Patrucha  
E-mail: eugene14310@gmail.com
Address: 381 Panda Rd  
Home: ( ) 503-358-3215
Washougal, WA 98671  
Work: ( )
Property Owner: "Same as above"  
E-mail: 
Address:  
Home: ( )
Work: ( )

Location of Property: 381 Panda Rd, located in the SW 1/4 of the NE 1/4 Section 30, T2N, R5E
Tax Lot/Parcel #: 02053000130100  
Total acres: 10.1 acres
Number of lots: 2  
Zoning: West End Rural Lands 5

Water source:
[ ] New Individual Well  [ ] Both Installed already
[ ] Existing Individual Well  [ ] Skamania County PUD Water System
[ ] New Community Water System (Serving up to 6 lots)  [ ] Home Valley Water System
[ ] Existing Community Water System (Serving up to 6 lots)  [ ] Mill-A Water System
[ ] Other Water System - specify

Sewage Treatment Method:
Check all that apply to your parcel:
[ ] Sensitive Habitat Area  [ ] Streams, Creeks, Rivers  [ ] Geological Hazard Areas
[ ] Ponds, Lakes, Wetlands  [ ] Steep Slopes

Please attach the Legal Description of the tax lot/parcel of this application.  (Legal Description can be obtained from the County Auditor)

Proposed use of lots (Residential, Commercial, Industrial, Recreational, etc.):

RESIDENTIAL, SIGNAL, FAMILY HOME SITES


Applicant signature(s):  
Date: 4/13/20

Owner signature(s):  
Date: 4/13/20

Signature of the property owner(s) authorizes the Community Development Department and other Agency personnel reasonable access to the site in order to evaluate the application.

FOR DEPARTMENT USE ONLY
Legal description attached:  Yes / No
Date received  
Date complete
Receipt #  
File #
When recorded return to:
Yevgeniy Y. Petrusha and Inna V. Petrusha
381 Panda Road
Washougal, WA 98671

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON
1111 Main Street, Suite 200
Vancouver, WA 98660
Escrow No.: 622-69733

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX

SEP 21 2015

PAID

SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S)

PNC Bank, National Association

for and in consideration of

Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, bargains, sells, and conveys to

Yevgeniy Y. Petrusha and Inna V. Petrusha, husband and wife

the following described estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF.

Abbreviated Legal: (Required if full legal not inserted above.)

NE 1/4 Section 30, Township 2N, R5EWM

Tax Parcel Number(s): 0205300013010000,
SPECIAL WARRANTY DEED
(continued)

Dated: September 14, 2015

PNC Bank, National Association

BY: [Signature]

Robert L. Bell, Officer

State of OHIO

County of [County Name]

I certify that I know or have satisfactory evidence that [Signature] is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as OFFICER of PNC Bank, National Association to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-31-15

[Signature]

Name: [Notary Name]

Notary Public in and for the State of OHIO

Residing at: [Residence Address]

My appointment expires: [Expiry Date]

[Notary Seal]

SHARI L. BOWMAN
NOTARY PUBLIC - OHIO

MY COMMISSION EXPIRES 05-18-18
EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02 05 30 0 0 1301 00

The Southeast quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington,

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a 60.00 foot strip.

EXCEPT the South 1.00 feet of the above described 60.00 foot easement known as Parcel 3.

TOGETHER WITH and subject to an easement for ingress, egress and utilities as set forth in instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows:

A strip of land 30 feet on each side of the center line described as the North-South center line of the Southwest quarter of the Northeast quarter and the Northwest Quarter of the Southeast quarter. Such easement shall commence at the Northerly line of this parcel and shall extend to the Southerly line of this described parcel.

TOGETHER WITH and subject to an easement for ingress, egress and utilities as set forth in instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows:

A strip of land 30 feet on each side of the center line described as North-South center line of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian. This easement shall extend North to the County Road.

Skamania County Assessor
Date 9-21-15 Phased # 2-5-30 1301
When recorded return to:
Yevgeniy Y. Petrusha and Inna V. Petrusha
381 Panda Road
Washougal, WA 98671

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON
1111 Main Street, Suite 200
Vancouver, WA 98660
Escrow No.: 622-69733

SKAMANIA COUNTY
REAL ESTATE EXCISE TAX
B14/17
SEP 21 2015
PAID

SKAMANIA COUNTY TREASURER

SPECIAL WARRANTY DEED
(Not Statutory)

THE GRANTOR(S)
PNC Bank, National Association

for and in consideration of
Ten And No/100 Dollars ($10.00) and other good and valuable consideration
in hand paid, bargains, sells, and conveys to
Yevgeniy Y. Petrusha and Inna V. Petrusha, husband and wife

the following described estate, situated in the County of Skamania, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)
NE 1/4 Section 30, Township 2N, R5EWM
Tax Parcel Number(s): 02 05 30 00 1301 00,
SPECIAL WARRANTY DEED
(continued)

Dated: September 14, 2015

PNC Bank, National Association

BY: /\ /

Robert L. Bell, Officer

State of OHIO

County of BUTLER

I certify that I know or have satisfactory evidence that Robert L. Bell is the person who
appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated
that he/she was authorized to execute the instrument and acknowledged it as
OFFICER of PNC Bank, National Association to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: 8-31-15

/\ /

Name: SHARI L BOWMAN
Notary Public in and for the State of OHIO
Residing at: WARREN
My appointment expires: 

SHARI L BOWMAN
NOTARY PUBLIC - OHIO
MY COMMISSION EXPIRES 05-18-18

STATE OF OHIO
EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 02 05 30 0 0 1301 00

The Southeast quarter of the Southwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian, Skamania County, Washington.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across a 60.00 foot strip.

EXCEPT the South 1.00 feet of the above described 60.00 foot easement known as Parcel 3.

TOGETHER WITH and subject to an easement for ingress, egress and utilities as set forth in an instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows:

A strip of land 30 feet on each side of the center line described as the North-South center line of the Southwest quarter of the Northeast quarter and the Northwest Quarter of the Southeast quarter. Such easement shall commence at the Northerly line of this parcel and shall extend to the Southerly line of this described parcel.

TOGETHER WITH and subject to an easement for ingress, egress and utilities as set forth in an instrument recorded under Auditor's File No. 75126, records of Skamania County, Washington, described as follows:

A strip of land 30 feet on each side of the center line described as North-South center line of the Northwest quarter of the Northeast quarter of Section 30, Township 2 North, Range 5 East of the Willamette Meridian. This easement shall extend North to the County Road.