

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

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

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

Closing date for public comments: August 4, 2020

Hearing date, time, and location

Due to the ongoing public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County has modified the hearing and public testimony procedures relating to this matter. The hearing will be held via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. See below for additional information.

You must contact staff no later than noon on August 13, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.



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

Revised 7/15/2020

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

Project Name:	124 th Street Properties
Case Number(s):	PLD-2020-00045
Request:	The applicant requests approval to divide four (4) parcels totaling 17.03 acres into 86 new lots for single family residential development in the R1-6 zone.
Address:	12711 NE 66 th Street
Parcel number(s):	198788-000, 198800-000, 198834-000, & 198934-000
Applicant:	Grace Thuy Nguyen Aho Construction, Inc. 5512 NE 109 th Court Vancouver, WA 98662 360.254.0493 gracen@ahoconstruction.com
Owner(s):	Byron & Neomi Hegstad 6330 NE 124 th Street Vancouver, WA 98686 Spiderr351@gmail.com Marie Schaeffer PO Box 23 North Bonneville, WA 98639 Evelyn Reese 6300 NE 124 th Street Vancouver, WA 98686
Contact Person:	Seth Halling AKS Engineering 9600 NE 126 th Avenue Ste. 2520 Vancouver, WA 98682 sethh@aks-eng.com
Staff contact:	Bryan Mattson, Planner II (564) 397-4319 bryan.mattson@clark.wa.gov
Neighborhood Association/Contact:	Pleasant Highlands NA Stephan B. Abramson 360.574.3363 abramson@lifescipartners.net

Date this Public Notice issued:	July 20, 2020
Legal description of property:	LOT 1 SP2-331, tax lot 164, tax lot 9, and Lot 1 SP1-555, located in the SE 1/4 of Section 30, Township 3 North, Range 2 East, Willamette Meridian

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: April 22, 2020
 Fully Complete date: June 1, 2020

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.

Closing date for public comments: August 4, 2020

An accurate mailing address must be included to qualify as a "Party of Record" and, therefore, have standing to appeal the decision.

You can provide testimony by:

- a. Submitting testimony via email
 Please send an email to Bryan Mattson at bryan.mattson@clark.wa.gov with the case name and number and your testimony.
- b. Submitting testimony via U.S. Mail
 Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Bryan Mattson, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Staff Report Timelines/Process

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

Information regarding this application can be obtained by emailing Bryan Mattson at amy.wooten@clark.wa.gov. Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

You may obtain additional information by checking the status of the application online at www.clark.wa.gov/development or calling 564.397.4483.

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

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

SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

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

SEPA Appeal

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

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

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

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

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

- Case number designated by the county
- Name of the applicant

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

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

Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email planningtech@clark.wa.gov. If you do not have access to email, call 465-397-4483.

Public Testimony

You can provide testimony by:

- a. Connecting to the hearing via phone or a web-based meeting at 6 pm on August 13, 2020. The hearing will be conducted on-line via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone.

You must contact staff no later than noon on August 13, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

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

- b. Submitting testimony via email
Please send an email to Bryan Mattson at bryan.mattson@clark.wa.gov with the case name and number and your testimony.
- c. Submitting testimony via U.S. Mail
Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred (See above). You may also submit written testimony to Amy Wooten, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Accommodation of physical impairments

If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

Appeal of Hearing Examiner Decision

The Hearing Examiner normally issues a decision within two weeks after the close of the record. The decision of the Hearing Examiner is final unless:

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

Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email planningtech@clark.wa.gov . If you do not have access to email, call 465-397-4483. Refer to the *Appeals* handout for more information and fees.



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

A. Background

1. Name of proposed project, if applicable:

124th Street Properties Subdivision

2. Name of applicant:

Aho Construction I, Inc.

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

Applicant: Aho Construction I, Inc.

5512 NE 109th Court, Suite 101

Vancouver, WA 98662

Houston Aho

houstona@ahoconstruction.com

(360) 254-0493

Contact: AKS Engineering & Forestry

9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682

Seth Halling

sethh@aks-eng.com

(360) 882-0419

4. Date checklist prepared:

April 02, 2020

5. Agency requesting checklist:

Clark County

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

The applicant proposes to begin construction once all permits are obtained in the summer of 2020. The project is proposed to be constructed in a single phase, with completion of infrastructure development by the winter of 2020. Full build-out of homes will be based on economic demand.

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

None proposed.

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

This SEPA checklist, a geotechnical investigation and report, a critical areas determination, and an Archaeological Predetermination.

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.
SEPA determination, Subdivision approval, Road Modification approval, and Archaeological Predetermination.

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 Applicant is proposing an 86-lot subdivision on ±17.03 acres in the R1-6 zone. The site is currently used for residential purposes with some hay production. The development will include clearing, excavation, and grading, construction of frontage improvements on NE 124th Street, NE 129th Street, and NE 61st Place and construction of internal streets, and utilities.

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 site is currently addressed as 6300, 6330, and 6410 NE 124th Street, Vancouver, WA 98686.

Abbreviated legal: Lot 1 SP 1-555; #9 Sec 30 T3N R2EWM; #164 Sec 30 T3N R2EWM; Lot 1 SP 2-331

Clark County Parcel ID #: 198800-000, 198834-000, 198934-000, and 198788-000.

B. Environmental Elements

1. Earth

a. General description of the site:

The site has rolling terrain with multiple hills and depressions across the site. The site slopes in all directions, both onto and off the site.

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

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

The slopes on site generally range between ±2% and ±25% with the steepest slopes being ±25% at various locations on site.

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.

According to Clark County GIS, the site consists of Hillsboro Silt Loam (H1D) in the north portion of the site, with Hillsboro Silt Loam (HoB) through the center of the site and a small area of Hillsboro Silt Loam (HoC) in the south portion of the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
According to the geotechnical analysis completed by Columbia West Engineering, there are no indications of unstable soils on site or in the immediate vicinity.

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.

The Applicant proposes to remove all surface vegetation and stockpile topsoil to perform the necessary site grading to complete the proposed development. The development is anticipated to generate ±56,500 cubic yards of cut and ±48,500 cubic yards of fill. Fill areas will utilize on-site materials and excess materials will be relocated to an approved off-site location as necessary. Stockpiled topsoil will be used in landscape areas.

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

Yes, erosion is possible during work, mainly in the form of silt transfer and dust blow-off. Erosion potential will be minimized by utilizing best management practices for erosion control.

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

The project proposes ±9.47 acres of impervious surface, which is ±56% of the gross site area.

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

The Applicant proposes to utilize best management practices for soil erosion. An erosion control plan will be submitted to Clark County for approval and will be installed prior to any 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.

During site development and building construction, there will be exhaust emission from construction equipment. Once construction is completed, air emissions will be limited to automobile exhaust from vehicles entering and leaving the site.

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:

The applicant will comply with applicable code and best management practices.

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.

Clark County GIS shows the presence of wetlands on site, however, the Applicant's wetland biologist, AKS Engineering and Forestry (AKS) concluded there are no wetlands on site as documented in the accompanying Critical Areas Determination.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

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

No.

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

No.

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

No.

b. Ground Water:

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

No.

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

None.

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 runoff will be generated by roads, sidewalks, driveways, roofs, and any other impervious surfaces on site. Pollution generating runoff will be collected and treated in water quality catch basins prior to being discharged to infiltration trenches on site. Some lots also contain private, rear-yard infiltration trenches to collect and infiltrate non-pollution generating runoff for the lot. All discharge will occur at rates approved by Clark County.

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

No waste materials are proposed or anticipated to enter ground or surface water as part of this application.

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

Currently, on-site stormwater generally disperses through vegetation and infiltrates on site. All proposed on-site stormwater will be collected and treated in water quality catch basins prior to being discharged to infiltration trenches on site. Any discharge will occur at rates approved by Clark County. No off-site drainage patterns will be impacted by the development.

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

Stormwater generated by the proposed impervious surfaces will be collected, treated, and infiltrated on site. Some lots also contain private, rear-yard infiltration trenches to collect and infiltrate non-pollution generating runoff for the lot. Any discharge will occur at rates approved by Clark County.

4. Plants

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

deciduous tree: alder, **maple**, aspen, other: **willow, oak, ash**

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?

All vegetation on site will be removed.

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

None known or listed.

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

Landscaping is not required for the development. It is anticipated that landscaping will be installed with the construction of each home. However, the type of landscape that will be installed is unknown at this time.

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

Himalayan Blackberry.

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: **rabbit, squirrel**

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

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

None known or listed.

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

Yes. The Pacific Flyway for waterfowl.

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

No measures beyond those required by Clark County Code.

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 and/or natural gas will be used to meet the energy needs of the development.

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 at this time. Future homes will meet Washington State energy code and could also install additional energy conservation features.

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.

Environmental hazards are limited to standard risks associated with the construction and occupancy of the residential development.

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.

Typical construction materials such as: gas, diesel, oil, etc.

4) Describe special emergency services that might be required.

No special emergency services are anticipated.

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

As no impacts are anticipated, no such measures are proposed. The Applicant will comply with applicable code and best management practices.

b. Noise

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

None known.

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.

In the short term, noise from construction equipment will occur during daylight hours. In the long term, typical residential neighborhood noise will occur.

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

Require all construction equipment to have muffled exhaust. Restrict construction to hours allowed by Clark County (7 a.m. – 8 p.m.).

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 project site is currently used for residential purposes with some agricultural hay production. All surrounding properties are in use as residential, some also with hay production. The proposed project is not anticipated to have an effect on any of the current surrounding land uses.

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?

Yes, portions of the site are in use for agricultural purposes. None of the agricultural land has long-term commercial significance as indicated by the County's decision to zone the site for urban residential lots.

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.

There are eleven existing structures on the subject site. There is an existing house, detached garage, well house, and two shop buildings on Parcel 198788-000; there is an existing house, shed and two shop buildings on Parcel 198934-000; and there is an existing mobile home and shop building on Parcel 198834-000. There are no structures on Parcel 198800-000.

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

All existing structures will be demolished with the development.

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

Single Family Residential (R1-6).

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

Urban Low Density Residential (UL).

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

N/A

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

Clark County GIS shows the presence of wetlands on site, however, the Applicant's wetland biologist, AKS Engineering and Forestry (AKS) concluded there are no wetlands on site as demonstrated in the accompanying Critical Areas Determination. There are no other critical areas on site.

i. Approximately how many people would reside or work in the completed project?
Assuming 2.67 people per residence, ±229 people will reside in the completed project.

j. Approximately how many people would the completed project displace?
Approximately ten people live in the houses on site. Therefore, ten people will be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
The project will construct 86 residential units, which will replace the houses being removed with the development.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Proposed measures include approval through the Clark County Subdivision review process. The proposed development meets the minimum and maximum density requirements of the underlying zones.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Proposed measures include approval through the Clark County Subdivision review process.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The project will provide 86 middle-income housing units.

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

c. Proposed measures to reduce or control housing impacts, if any:
The proposed development will provide 86 units, which will replace the three units that will be removed.

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?
Final building heights are unknown at this time. The maximum proposed height will be reviewed during the building permit application process and will meet the requirement of CCC Table 40.220.010-3.

b. What views in the immediate vicinity would be altered or obstructed?
No known views will be obstructed.

c. Proposed measures to reduce or control aesthetic impacts, if any:
No additional measures outside of meeting the requirements of the Clark County Code.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposed development will install exterior lighting for individual houses. No impacts in excess of normal residential lighting and glare are anticipated.

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 known.

d. Proposed measures to reduce or control light and glare impacts, if any:
No additional measures outside of meeting the requirements of the Clark County Code.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
A community parks is currently being designed and is funded for construction to the east of NE 72nd Avenue behind the fire station at NE 126th Street. This site is located approximately half a mile from the site.

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:
The development will pay Park Impact Fees to mitigate the development's impact on the county's park system.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
There are buildings on site that are over 45 years old. However, according to the Archaeological Predetermination completed by Applied Archaeological Research (AAR), these structures are not eligible to be listed on a preservation register.

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.

AAR completed an Archaeological Predetermination in January 2020. There were no archaeological landmarks, features, or other evidence of Indian or historic use or occupation found on site.

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.

In completing the Archaeological Predetermination, AAR completed a site visit on January 10 and 12, 2020. The site was walked in a series of north to south transects spaced no more than 20 meters apart. There were also 17 shovel test probes dug for subsurface investigation. AAR also completed a records research for the site and the surrounding area.

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.

No loss, change, or disturbance is proposed to any resource. The project will follow requirements from DAHP and Clark County.

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.

The site is currently served by NE 124th Street along the south boundary and NE 129th Street (private) along the north boundary. The development will gain access from NE 124th Street with the construction of NE 65th Avenue. Future access will be gained from NE 129th Street as the surrounding properties develop and public street connections are made.

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?

C-Tran does not have any routes or stops serving the site. The nearest stop is approximately two miles to the south on Route 25 on NE Lalonde Drive at NE St. Johns Road.

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

The development will provide a minimum of three parking spaces per lot with a two-car driveway and a minimum of a single-car garage.

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).

Yes. Frontage improvements to NE 124th Street, NE 129th Street, and NE 61st Place are required. The development will construct half-width improvements for these streets along the site's frontage. Improvements will include a minimum 20-foot half-width pavement, 4-foot planter strip, and 5-foot sidewalk. The site also has frontage on NE 66th Avenue (private). The development will not gain access from NE 66th Avenue, and a technical road modification has been submitted to remove the requirement for frontage improvements as no "essential nexus" for the improvements will be created by the project.

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

No.

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

A Traffic Impact Study (TIS) was complete by the Applicant's traffic engineer, Lancaster Mobley, dated January 2020, which included a trip generation analysis and identified service levels at key intersections. The site contains three existing single-family residences, which generate 28 weekday trips, two a.m. peak hour trips, and three p.m. peak hour trips. Based on the ITE Trip Generation Manual, 10th Edition, the TIS determined that the existing residences generate 28 average weekday trips, with two a.m. peak hour trips, and three p.m. peak hour trips. The proposed development will generate 784 new average weekday trips, with 62 new a.m. peak hour trips and 82 new p.m. peak hour trips. Therefore, the completed development will generate 812 average weekday trips, with 64 a.m. peak hour trips, and 85 p.m. peak hour trips.

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:

The proposed development will not send more than five peak period trips through the identified failing intersection. Therefore, per CCC 40.350.020(G)(1)(c), the Applicant is not required to provide any improvements at this intersection. Traffic Impact Fees will be paid at the time of building permit issuance.

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.

Yes, an additional 83 dwelling units will cause an incremental increase in the need for all public services.

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

The appropriate impact fees and taxes will be paid.

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.

<i>Electrical:</i>	<i>Clark Public Utilities</i>
<i>Natural Gas:</i>	<i>Northwest Natural</i>
<i>Water:</i>	<i>Clark Public Utilities</i>
<i>Refuse:</i>	<i>Waste Connections</i>
<i>Telephone:</i>	<i>Century Link, Comcast</i>
<i>Sanitary Sewer:</i>	<i>Clark Regional Wastewater District</i>

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 Seth Halling

Position and Agency/Organization Project Manager, AKS Engineering & Forestry LLC

Date Submitted: 04/14/2020