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 27, 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

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

Project Name:	NE 152nd Avenue Subdivision
Case Number(s):	PLD-2020-00054
Request:	The applicant requests approval to divide a 7.1 acre parcel into 34 lots for single family residential development and 1 lot for Commercial development in the R1-6 and CC zones, respectively.
Address:	*This site is not addressed yet, but it lies to the west across NE 152nd Avenue from York Elementary School.*
Parcel number(s):	154246-000
Applicant:	Susan Weisenborn 9600 NE 126th Avenue, Ste. 2520 Vancouver, WA 98682 ccpermits@aks-eng.com
Owner(s):	TSR Investments LLC PO Box 1900 Battle Ground, WA 98604 shanet@tapani.com
Contact Person:	Seth Halling AKS Engineering 9600 NE 126th 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:	Sifton Neighborhood Association Contact Neighborhood Program Coordinator or Marilee.mccall@clark.wa.gov
Date this Public Notice issued:	July 20, 2020
Legal description of property:	Tax lot 89, located in the NE ¼ of Section 2, Township 2 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), Section 40.230.010 (Commercial Districts), 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), 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: May 15, 2020
Fully Complete date: June 5, 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 bryan.mattson@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 27, 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 27, 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 Bryan Mattson, Community Development, PO Box 9810, Vancouver, WA 98666-9810.

Accommodation of physical impairments

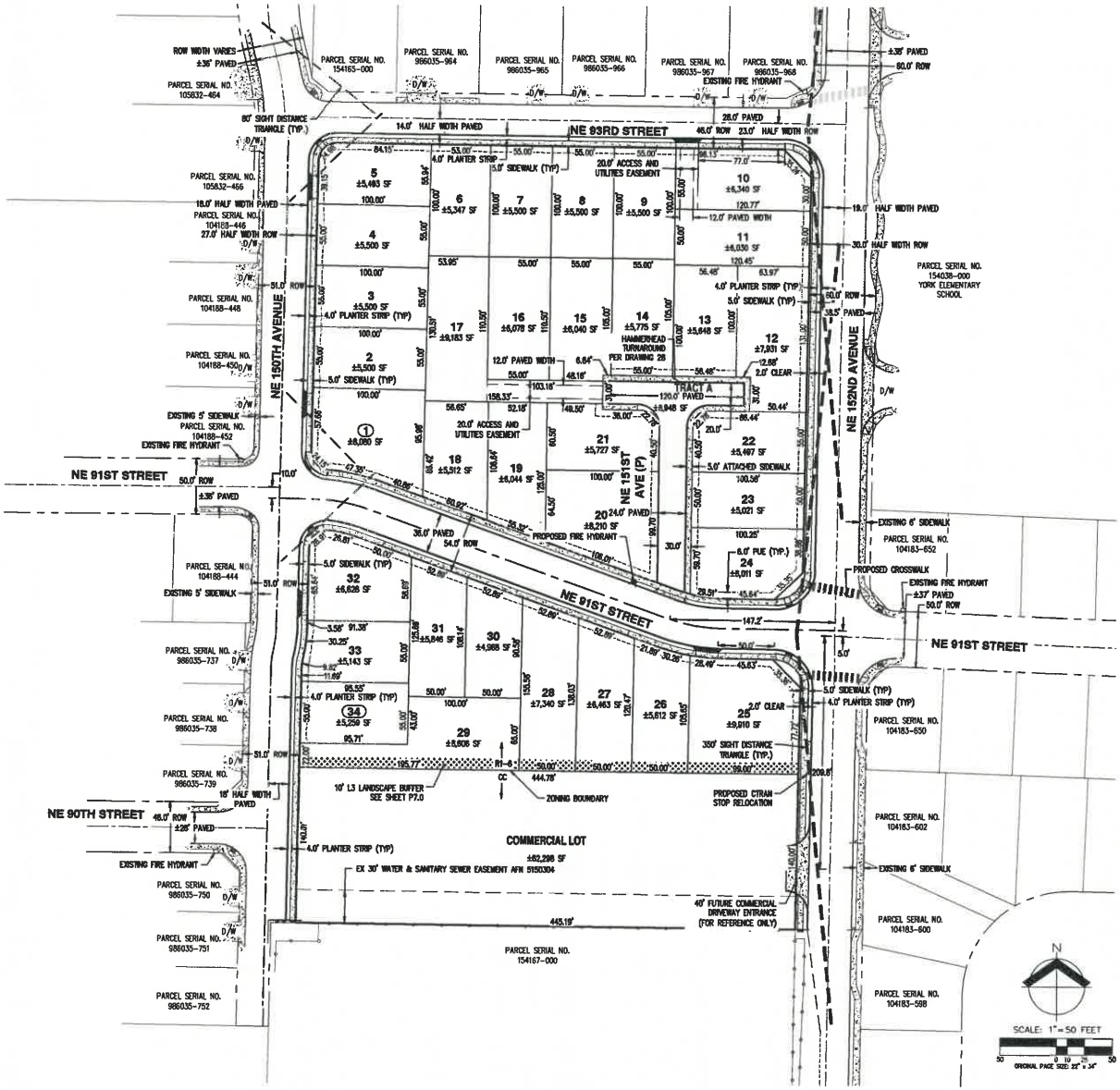
If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

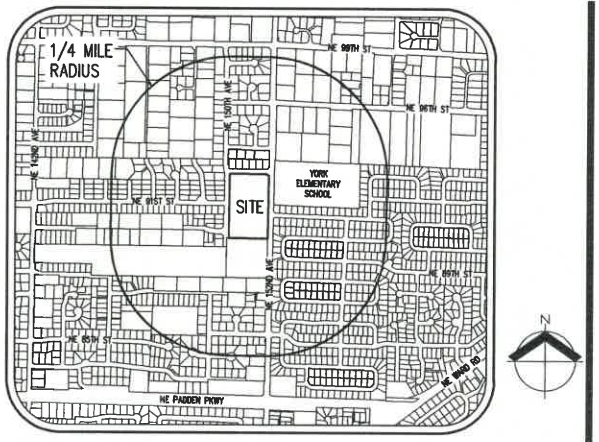
Appeal of Hearing Examiner Decision

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.





VICINITY MAP

N.T.S.

NOTES

1. THE SITE WILL CONTAIN ACCESS AND INSPECTION EASEMENTS TO CLARK COUNTY FOR STORMWATER PURPOSES.
2. STORMWATER QUALITY AND QUANTITY REQUIREMENTS WILL BE MET THROUGH THE USE OF WATER QUALITY CATCH BASINS AND INFILTRATION TRENCHES. ALL STORMWATER WILL BE INFILTRATED ON SITE.
3. SEE SHEET P7.0 FOR LANDSCAPE PLAN.
4. ALL LOTS WILL BE SERVED PUBLIC WATER AND SANITARY SEWER VIA CITY OF VANCOUVER.
5. THERE ARE NO LOADING AREAS PROPOSED ON SITE.
6. THERE ARE NO PROPOSED OFF-STREET PARKING SPACES OTHER THAN EACH LOT'S PRIVATE DRIVEWAY.
7. NO SEPTIC SYSTEMS ARE PROPOSED ON SITE.
8. PROJECT TO BE COMPLETED IN A SINGLE PHASE.
9. A 10' WIDE L3 LANDSCAPE BUFFER IS PROPOSED ALONG THE SOUTH BOUNDARY OF THE RESIDENTIAL AREA AS SHOWN. SEE SHEET P7.0.
10. THE COMMERCIAL LOT IS THE REMAINDER PARCEL ZONED CC AND IS FOR FUTURE COMMERCIAL DEVELOPMENT.
11. TRACT A CONTAINS A PRIVATE STREET TO ACCESS LOTS 12-17 AND 20-24.
12. EASEMENT NOTE: 1947 POWER EASEMENT IS A BLANKET EASEMENT FOR 3 POLES OR TOWERS. (NONE OBSERVED ON SITE)
13. NO ENVIRONMENTAL BUFFER/PROTECTED AREAS OR ENHANCEMENT AREAS ARE PROPOSED.
14. LOTS 16, 17, 15, 16, AND 17 HAVE SHARED DRIVEWAYS.
15. LOT 20 WILL ACCESS FROM NE 151ST AVENUE (P).
16. NO STRUCTURES EXIST ON SITE.
17. THERE ARE NO EXISTING BICYCLE FACILITIES LOCATED ON OR WITHIN 100 FEET OF THE SITE.
18. THERE ARE NO PEDESTRIAN OR BICYCLE IMPROVEMENTS PROPOSED OUTSIDE OF THE RIGHT-OF-WAY.
19. THE DEVELOPMENT PROPOSES FRONTAGE IMPROVEMENTS TO NE 150TH AVE, NE 152ND AVE, AND NE 93RD STREET, AND CONSTRUCTION OF TWO STREETS (NE 151ST AVENUE AND NE 93RD STREET). ALL PROPOSED STREETS AND FRONTAGE IMPROVEMENTS ARE TO BE PAVED WITH ASPHALT.
20. NO STREETS IN EXCESS OF 15 PERCENT GRADE ARE EITHER ON THE SITE OR WITHIN 500 FEET OF THE SITE.
21. PROPOSED DRIVEWAYS ON THE CORNER LOTS WILL BE LOCATED A MINIMUM 5' FROM THE PROPERTY LINES FURTHEST FROM THE INTERSECTION AND ARE 20' WIDE.
22. THERE ARE NO HARD LANDSCAPING FEATURES PROPOSED.
23. SEE SHEET P5.0 FOR TYPICAL ROAD CROSS SECTIONS.
24. ALL ONE STORY AND TWO STORY HOMES WILL BE WOOD FRAMED.
25. THERE SHALL BE NO PARKING IN THE HAMMERHEAD TURNAROUND WITH DIMENSIONS PER DRAWING 28.
26. ALL OFF-SITE ROADS PROVIDING ACCESS TO THE SITE ARE PAVED WITH ASPHALT.
27. FRONTAGE IMPROVEMENTS TO NE 152ND AVENUE SHALL BE TO CENTERLINE TO BE ELIGIBLE FOR TIF CREDITS.

APPLICANT / OWNER

TSR INVESTMENTS LLC.
CONTACT: SHANE TAPANI
PO BOX 1900
BATTLE GROUND, WA 98604
PH: 360-687-1148
E-MAIL: SHANE@TAPANI.COM

CONTACT

AKS ENGINEERING & FORESTRY, LLC.
CONTACT: SETH HALLING, P.E.
9600 NE 126TH AVE, SUITE 2520
VANCOUVER, WA 98682
PH: 360-832-0419
FAX: 360-832-0426
E-MAIL: SETH@AKS-ENG.COM

PROPERTY DESCRIPTION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 02, TOWNSHIP 2 NORTH, RANGE 2 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON.
PROPERTY SERIAL # 154246-000

EXISTING LAND USE / ZONE

VACANT; ZONED R1-6 (SINGLE-FAMILY) AND CC (COMMUNITY COMMERCIAL)

SITE AREA

7.10 ACRES (308,424 SF)

STATISTICS

GROSS SITE AREA:	308,424 SF	(7.10 AC)
RIGHT-OF-WAY DEDICATION:	25,436 SF	(0.58 AC)
COMMERCIAL LOT (ZONED CC):	62,298 SF	(1.43 AC)
TRACT A:	8,948 SF	(0.21 AC)
NET R1-6 AREA:	212,742 SF	(4.88 AC)

DENSITY CALCULATIONS (ZONE R1-6)

MINIMUM AVERAGE LOT AREA, ZONE R1-6:	8,000 SF
MAXIMUM AVERAGE LOT AREA ZONE R1-6:	8,500 SF
PROPOSED AVERAGE LOT AREA:	6,257 SF
MINIMUM DENSITY (212,742 SF/8,500 SF/LOT):	28 LOTS
MAXIMUM DENSITY (212,742 SF/6,000 SF/LOT):	35 LOTS
PROPOSED LOTS:	34 LOTS

SIGHT DISTANCE CERTIFICATION

THE SIGHT DISTANCE AT THE EXISTING AND PROPOSED DRIVEWAYS MEETS OR EXCEEDS THE 80 FOOT UNCONTROLLED URBAN SIGHT DISTANCE AND THE 350 FOOT SIGHT DISTANCE REQUIREMENTS SET FORTH IN CLARK COUNTY CODE SECTION 40.350.030(B)(4).

THE PURPOSE OF THIS PRELIMINARY PLAT IS TO SHOW THE PROPOSED LOT DIMENSIONS AND AREAS FOR PLANNING PURPOSES. THIS IS NOT AN OFFICIAL PLAT AND IS NOT TO BE USED FOR SURVEY PURPOSES.

Exhibit 8

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.832.0419
WWW.AKS-ENG.COM

AKS
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

PROPOSED IMPROVEMENTS PLAN
NE 152ND AVE SUBDIVISION
TSR INVESTMENTS LLC
CLARK COUNTY, WASHINGTON

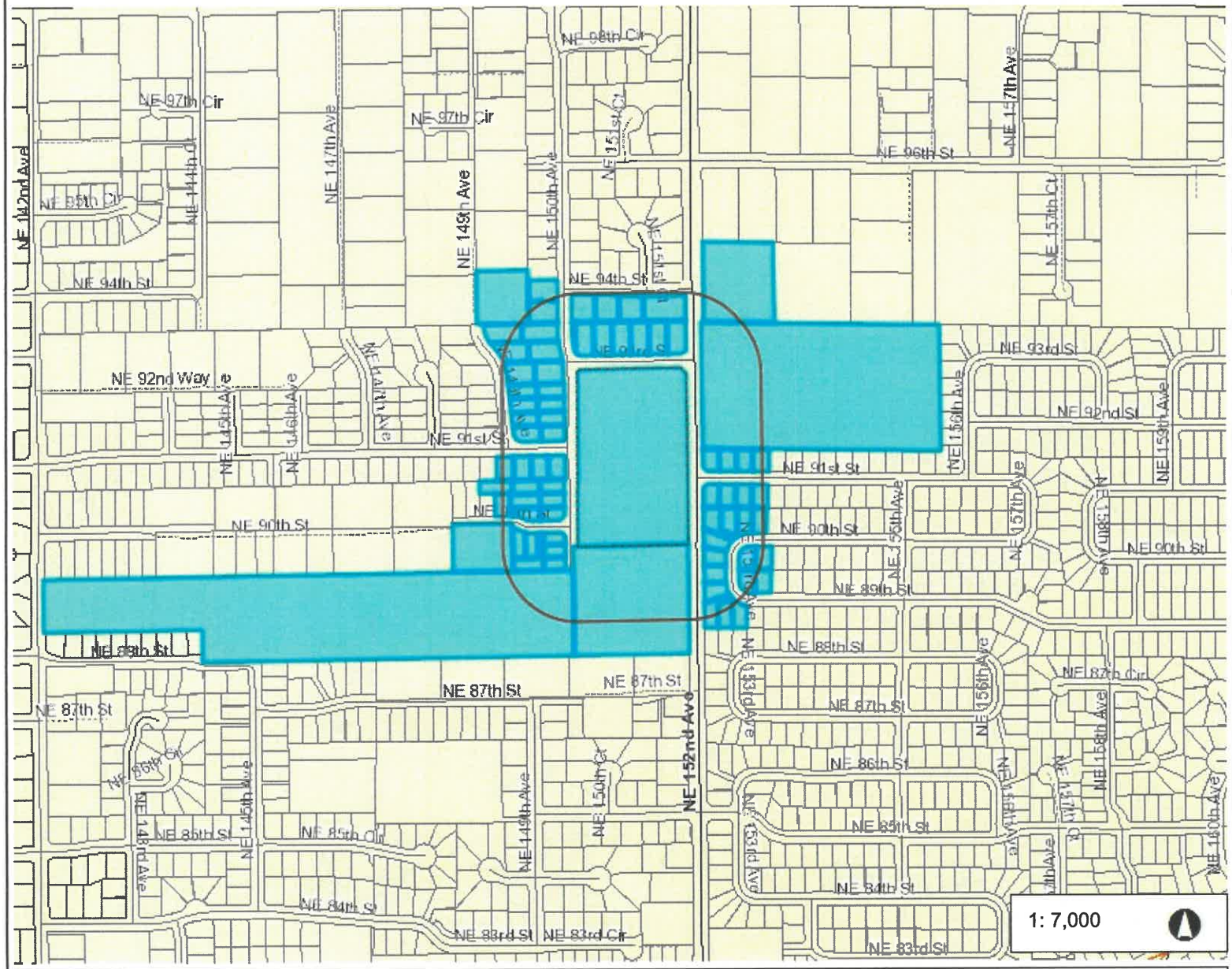
PRELIMINARY NOT FOR CONSTRUCTION

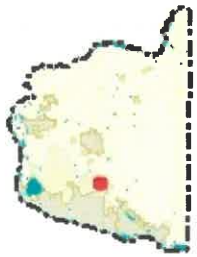
JOB NUMBER:	5974-01
DATE:	7/13/2020
DESIGNED BY:	JRS
DRAWN BY:	MRE
CHECKED BY:	JRS

P3.0

AKS DRAWING FILE: 5974-01 P3.0 STE.DWG | LAYOUT: P3.0

NE 152nd Avenue Subdivision 300' List





Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.

1,166.7 0 583.33 1,166.7 Feet

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

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

A. Background [HELP]

1. Name of proposed project, if applicable:
NE 152nd Avenue Subdivision

2. Name of applicant:
AKS Engineering & Forestry, LLC.

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

Owner: **TSR Investments LLC.**
PO Box 1900
Battle Ground, WA 98604
Shane Tapani
shanet@tapani.com
360-687-1148

Applicant: **TSR Investments LLC.**
PO Box 1900
Battle Ground, WA 98604
Shane Tapani
shanet@tapani.com
360-687-1148

Contact: **AKS Engineering & Forestry, LLC.**
9600 NE 126th Avenue, Suite 2520
Vancouver, WA 98682
Seth Halling
sethh@aks-eng.com
360-882-0419

4. Date checklist prepared:
5/6/2020

5. Agency requesting checklist:
Clark County

6. Proposed timing or schedule (including phasing, if applicable):
The project will be constructed in one phase. Site development will begin in the Summer of 2020, upon the approval and procurement of all applicable reviews and permits.

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

In addition to creating 34 residential lots, this application will also create one commercial lot. While not part of this application, it is anticipated that a site plan application will be submitted in the future to develop the commercial lot.

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

- **Stormwater Report – AKS Engineering & Forestry, LLC.**
- **Geotechnical Report – Geo Design, Inc.**
- **Archaeological Predetermination – Applied Archaeological Research**
- **Traffic Study – Lancaster Mobley**
- **SWPPP - AKS Engineering & Forestry, LLC.**
- **SEPA checklist**

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.
Engineering Plan Approval
Preliminary Subdivision Approval
Erosion Control Plan Approval
Grading Permit
SWPPP
Preliminary Plat Approval
Final Plat Approval
Grading Plan Approval
Stormwater Plan Approval
SEPA Determination

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, AKS Engineering & Forestry, LLC., is proposing a subdivision, herein referred to as NE 152nd Avenue Subdivision. The subject site includes approximately 5.67 acres of area that is zoned residential (R1-6) and approximately 1.43 acres of area that is zoned commercial (CC). The principal components of this subdivision development include:

- **34 single-family detached lots.**
- **1 community commercial lot.**
- **Construction of frontage improvements to NE 152nd Avenue, NE 150th Avenue, and NE 93rd Street.**
- **Construction of NE 91st Street and NE 151st Avenue.**

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 9000 NE 152nd Avenue.

Abbreviated legal: NE 1/4, S02, T2N, R2E

Clark County Parcel ID #: 154246-000

B. Environmental Elements [HELP]

1. *Earth* [help]

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)?
Slopes range up to 10%, with the site's steepest slopes in the western portion of the 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 the USDA NRCS web soil survey, soils on site consist of Lauren Gravelly loam (0 to 8 percent slopes) (LgB-100%). There are no known soils of long-term commercial significance.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There are no surface indications or history of unstable soils. Please refer to the Geotechnical Report, as prepared by Geo Design, Inc., dated August 1, 2017 for more information.

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.
Site grading will occur to construct lots, access roads, stormwater facilities, and frontage improvements for the residential portion of the site. Any imported fill material will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The estimated amount of grading at this time is approximately 8,000 cubic yard which includes both cut and fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, erosion, mainly in the form of silt transfer and dust blow-off, could occur if adequate erosion control mitigation measures were not implemented. Stormwater and Erosion Control Plans will be

prepared and implemented by the Applicant for both on- and off-site improvements, which will meet or exceed the requirements imposed by Clark County Municipal Code and the Washington State Department of Ecology (ECY).

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

Approximately 65% of the site could be covered with impervious surfaces following project construction and build-out of all the residential lots and the future development of the commercial lot. This includes future single-family residences, future commercial lot development (assuming 15% landscape), access roads, and sidewalks.

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

Stormwater and erosion control plans will be prepared and implemented in accordance with Clark County Municipal Code for both on- and off-site improvements. Other measures include minimal disturbance of soils outside of construction area, retention of existing vegetation to the maximum extent possible, installation of sediment fencing on downhill side of construction, soil stockpiles to be covered when not in use and temporary permanent vegetative cover shall be applied as soon as possible.

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.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period of both on- and off-site improvements. For the residential lots, resident, visitor, delivery trucks, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long term. Other potential emission sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance. The quantities of those emission are unknown. For the commercial lot, no use of the lot is proposed with this application and any future emissions would be reviewed when a site plan application is proposed for the lot.

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

The Applicant is not aware of any off-site sources of emissions or odors existing that would adversely affect the proposed development.

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

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements. Emission control measures for vehicles and equipment are regulated under the Clark County Municipal Code Standards, Washington State Department of Ecology (ECY) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

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.

There are no known surface water bodies on or in the immediate vicinity of the site.

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

Not applicable.

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.

Not applicable.

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

No, surface water withdrawals or diversions are not required with this proposal.

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

No, the subject site does not lie within a 100-year floodplain.

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

No, this application does not involve any discharge of waste materials to surface waters.

b. Ground Water: [help]

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

No groundwater will be withdrawn as part of this project for any purpose. Treated stormwater will be infiltrated on site in compliance with Clark County stormwater regulations. No impacts to ground water are anticipated. Total quantities are unknown at this time.

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.

This application does not propose discharging any waste in the ground from septic tanks or other sources.

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 from pollution generating surfaces will be collected and treated via a water quality mechanical filter catch basin. Quantity control will be provided via infiltration trenches. Both the water quality facilities and quantity facilities have been designed to meet the requirements of the Clark County Stormwater Manual. The stormwater facilities will be a mixture of both public and privately owned and maintained. Calculations and information regarding the drainage facilities are included in the preliminary stormwater report prepared by AKS Engineering & Forestry, LLC.

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

Fuels, such as diesel or gasoline, could potentially spill on the site during construction. Without adequate erosion control or stormwater mitigation, waste materials could possibly enter ground or surface waters. However, the proposed stormwater treatment and erosion control measures will minimize the potential for waste materials to be conveyed to ground or surface waters.

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

No, this application does not alter or otherwise affect drainage patterns in the vicinity of the site.

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

This proposal will meet or exceed the Clark County and Washington State Department of Ecology's erosion control standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, detained, and infiltrated on site at rates allowed per Clark County Municipal Code 40.386. Any spills will be immediately responded to and appropriate remediation measures will be taken.

*4. **Plants*** [help]

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

____deciduous tree: alder, maple, aspen, other
_**X**__evergreen tree: fir, cedar, pine, other
____shrubs
____grass
____pasture
_**X**__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?
The existing tree and vegetation, approximately 7 acres, will be removed.

c. List threatened and endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
While this project is required to install minimal landscaping, it is anticipated that future homeowners will landscape their individual lots which could enhance the quality and quantity of the site's vegetation. Refer to the landscape plan for more information.

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

- **Himalayan Blackberry**

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: Squirrel, rabbit
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site.
No threatened or endangered species are known to be on or near the site.

c. Is the site part of a migration route? If so, explain.
The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

d. Proposed measures to preserve or enhance wildlife, if any:
While this project is required to install minimal landscaping, it is anticipated that future homeowners will landscape their individual lots which could enhance the quality of the site's vegetation and therefore wildlife habitat. Please refer to the landscape plan for more information.

e. List any invasive animal species known to be on or near the site.
No invasive animal species are known to be on or near the site.

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.
Typical residential uses of electricity will be used for the completed project.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
No, it is not anticipated that the project will affect the potential use of solar energy by adjacent properties.

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:
All construction on site will be designed to comply with the Washington State energy code and the adopted version of the International Building Code as applicable to this project.

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.
Heavy equipment and a variety of materials will be utilized to construct the project.

1) Describe any known or possible contamination at the site from present or past uses.
There is no known contamination at the site from present or past uses.

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.
Heavy equipment and a variety of materials will be utilized to construct the project. Typical chemicals associated with residential homes may be stored on the individual lots after homes are constructed.

4) Describe special emergency services that might be required.
No special emergency services are anticipated with this project. The project area is within the jurisdiction of Clark County and currently served by fire, police, and EMS providers.

5) Proposed measures to reduce or control environmental health hazards, if any:
Contractors will be expected to comply with applicable local, state, and federal regulations relating to the construction and operation of the project. All construction is anticipated to be inspected according to industry requirements and standards.

b. Noise

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

Existing traffic noise from adjacent roadways may be heard on the property. However, this noise should not adversely affect the proposed project.

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.

Construction on the site will create short-term construction noise. Construction activities will not occur after 10 p.m. or before 7 a.m. Visitor, resident, mail delivery, deliveries, and sold waste and recycling vehicles will create some noise in the long-term. Other long term noise sources include small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance.

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

Construction activities will only occur in accordance with Clark County Municipal Code Section 9.14.010.

8. Land and Shoreline Use [help]

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

The site is currently being used for farming hay. There are no existing residences or outbuildings on site. The adjacent properties to the north and west are currently in use as residential. The adjacent properties to the east are in use as residential and a public elementary school. The adjacent property to the south is currently in use as a portion of a private airport runway. It is not anticipated that the proposed project will materially adversely affect the current land uses of the adjacent properties. Views and streetscapes will be altered and the site will become somewhat more "urbanized" as anticipated and directed by the County's Comprehensive Plan.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The property is not currently in a farmland tax status has not been designated as agricultural or forest land of long term commercial significance.

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, the project will not affect or be affected by surrounding working farm or forest land normal business operations.

c. Describe any structures on the site.

There are no existing structures located on site.

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

Not applicable.

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

R1-6 – Single Family Residential & CC – Community Commercial.

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

UL – Urban Low & C – Commercial.

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 portion of the site has been classified as a critical area.

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

Assuming 2.69 people per residence, approximately 92 people will reside in the completed project. This application proposes to create a commercial lot and does not propose any uses on said lot. Therefore, no people will work on the commercial lot at this time.

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

Zero people will be displaced by the completed project.

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

More residential units are proposed than are being removed with this project.

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 and provides a mixture of lot sizes to provide the opportunity for future homes in various price ranges.

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 [help]

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

34 middle-income units will be provided with the proposed project.

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

No dwelling units will be eliminated with the proposed project.

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

More residential dwelling units are proposed than will be removed. Park, school, and traffic impact fees will provide mitigation for impacts of the new development.

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?

The tallest height of the future homes will be less than the maximum allowed 35 feet. It is anticipated that wood, metal, masonry, concrete, and/or stucco will be used for the principal exterior building materials on the future residences. Materials and finishes are preliminary at this time and will be approved through the County's building permit process. No buildings on the commercial lot are proposed with this application.

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

Views across the site will be altered with the project, and adjoining properties will be able to see some of the future residences.

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

The project will meet the requirements of the Clark County Municipal Code.

11. Light and Glare [help]

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

Typical residential lighting will light the area in the night time hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

c. What existing off-site sources of light or glare may affect your proposal?

There are no known existing off-site sources of light or glare that will affect the project.

d. Proposed measures to reduce or control light and glare impacts, if any:
Lights will be installed and shielded to minimize dispersion and control any potential off-site impacts. Intensity of lighting will be kept at a level to assure safety on the site, but will meet all applicable Clark County light shielding and glare requirements.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Designated or informal recreational opportunities in the immediate vicinity include the following:

- **Tiger Tree neighborhood park is located approximately 0.20 miles to the southwest.**
- **Otto Brown neighborhood park is located approximately 0.30 miles to the northeast.**
- **There is a private airport located on the parcel to the south.**

b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses are being displaced with this application.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project will pay Park Impact Fees to mitigate the development's impact to the park system.

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, there are no existing structures on site and based on historic aerial photographs there does not appear to be any structures near the site that are in excess of 45 years old.

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.
A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review. No artifacts were discovered by the applicant's archaeologist.

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.
A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review. Based on the predetermination report, the archaeologist completed background research, conducted a surface survey, and excavated 11 shovel test pits.

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.
The project will comply with applicable regulations and protocols of DAHP and Clark County.

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.

Proposed access to the project is from NE 152nd Avenue, NE 150th Avenue, and NE 93rd Street. This application proposes to construct NE 91st Street through the development including a full access intersection on NE 152nd Avenue and NE 150th Avenue.

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 serves the site and currently has a bus stop located along the site's eastern boundary. The project will require relocation of the bus stop to construct NE 91st Street. The Applicant has coordinated the proposed bus stop location with C-Tran staff and the bus stop will be relocated approximately 135 feet south of it's existing location.

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

While the final homes are not proposed with this application, it is anticipated that each lot will provide four parking spaces (2-car garage and 2-car driveway). Additionally, on-street parking will be allowed on the majority of the development's streets. No parking spaces will be removed with this project. No parking spaces are proposed on the commercial lot with this application.

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).

The proposed project will construct half-width frontage improvements to NE 93rd Street (public), NE 152nd Avenue (public), and NE 150th Avenue (public). NE 93rd Street along the site's north frontage is classified as an Urban Local Residential Access. The applicant proposes half-width frontage improvements to NE 93rd Street, including a 46-foot right-of-way, 28-foot pavement width, planter strip, and 5-foot detached sidewalks. NE 150th Avenue along the site's west frontage is classified as an Urban Neighborhood Circulator. The Applicant proposes half-width frontage improvements to NE 150th Avenue, including a varying right-of-way of 51 to 56 feet, varying pavement width of 36 to 38 feet, planter strip, and 5-foot detached sidewalk. NE 152nd Avenue along the site's east frontage is classified as an Urban Collector. The Applicant proposes half-width frontage improvements to NE 152nd Avenue, including a 30-foot half-width right-of-way, 19-foot half-width pavement width, planter strip, and 5-foot detached sidewalk.

In addition to the improvements to the existing fronting streets, this project will construct a new Urban Neighborhood Circulator (NE 91st Street) and a private street (NE 151stAvenue). NE 91st Street improvements will include 54-feet of right-of-way, 36-feet of pavement, and 5-foot detached sidewalks. NE 151st Avenue improvements will include a 30-foot easement, 24-foot pavement, a 5-foot attached sidewalk along the eastern side, and a hammerhead turnaround with sidewalk at the terminus.

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

The project will not use air transportation, but there is an airport located on the parcel to the south of the subject site.

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 Transportation Impact Study (TIS) has been prepared by Lancaster Mobley, dated April 29, 2020. The TIS assumed the project would include 34 single-family detached homes. Based on ITE, Trip Generation, 9th Edition, the project is estimated to generate 320 net new weekday trips, 25 net new a.m. peak hour trips, and 34 net new 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, it is not anticipated that the project will interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Pay traffic impact fees and comply with Clark County road standards. Construct streets within the project as well as construct improvements to NE 152nd Avenue, NE 150th Avenue, and NE 93rd Street.

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.

Yes, future public services will be needed for the development.

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

The Applicant will construct on site utilities, pay system development charges, property taxes and other municipally imposed taxes and fees.

16. Utilities [help]

a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

d. 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.

Water – City of Vancouver
Sanitary sewer – City of Vancouver
Electricity - Clark Public Utilities
Solid waste - Waste Connections
Telephone – Century Link

A sanitary sewer main will be extended into the development from an existing sanitary manhole in NE 152nd Avenue. All lots in the development will be served by gravity sewer either in NE 91st Street, NE 150th Avenue, NE 151st Avenue, or NE 93rd Street.

An 8-inch water main will be extended through NE 91st Street between the existing water mains in NE 152nd Avenue and NE 150th Avenue. An additional 8-inch water main will be extended from NE 91st Street into NE 151st Avenue to serve the lots off the private street.

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: Seth Halling.....

Position and Agency/Organization: Project Manager.....

Date Submitted: 5/6/2020 .....