

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: June 20, 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 July 9, 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:	Woodbrook PUD
Case Number(s):	PLD-2020-00011, FPA-2020-00024, WHR-2020-00029
Request:	The applicant requests approval to divide 8 separate parcels totaling approximately 142 acres into 655 lots pursuant to planned unit development (PUD) standards. The subject site is zoned R1-7.5.
Address:	4206 NE 179 th Street Vancouver, WA 98686
Parcel number(s):	181466-000, 181548-000, 181580-000, 181581-000, 986050-146, 986050-147, 181701-000, & 181702-000
Applicant:	The Holt Group, Inc. Shawna Smith, contact PO Box 61426 Vancouver, WA 98666 360.787.7150 shawna@holtgroupinc.com
Owners:	Birchwood Farms, LLC Ed Prentice, contact 4312 NE 115 th Street Vancouver, WA 98686 360.281.8027 eraeprentice@comcast.net
	Mill Creek JV, LLC Greg Kubicek, contact PO Box 61426 Vancouver, WA 98686 360.787.7150
	Gary F. Webb, Trustee 61927 Behrens Lane Summerville, OR 97876-8102 503.573.6833
	Wilfred & Marjorie Zilke 8518 NW 19 th Avenue Vancouver, WA 98665-6014 360.253.0192

Contact Person:	AKS Engineering & Forestry Dave Weston, contact 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682 360.882.0419 davew@aks-eng.com
Staff contact:	Amy Wooten, Planner III (564) 397-5683 amy.wooten@clark.wa.gov
Neighborhood Association/Contact:	Fairgrounds NA Bridget Schwarz, president 360.952.1350 bridget@bridge-i-t.com
Date this Public Notice issued:	June 5, 2020
Legal description of property:	Located in the Southeast ¼, Section 12, and Northeast 1/4 , Section 13, Township 3 North, Range 1 East, Willamette Meridian, Vancouver, Washington

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential Districts), Section 40.250.060 (Mill Creek Overlay District), Chapter 40.260.155 (Narrow Lots Standards), Chapter 40.320 (Landscaping), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.080 (Planned Unit Developments), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), 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: January 29, 2020
Fully Complete date: March 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: June 20, 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 Amy Wooten at amy.wooten@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 Amy Wooten, 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 Amy Wooten 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 July 9, 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 July 9, 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 Amy Wooten at amy.wooten@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.

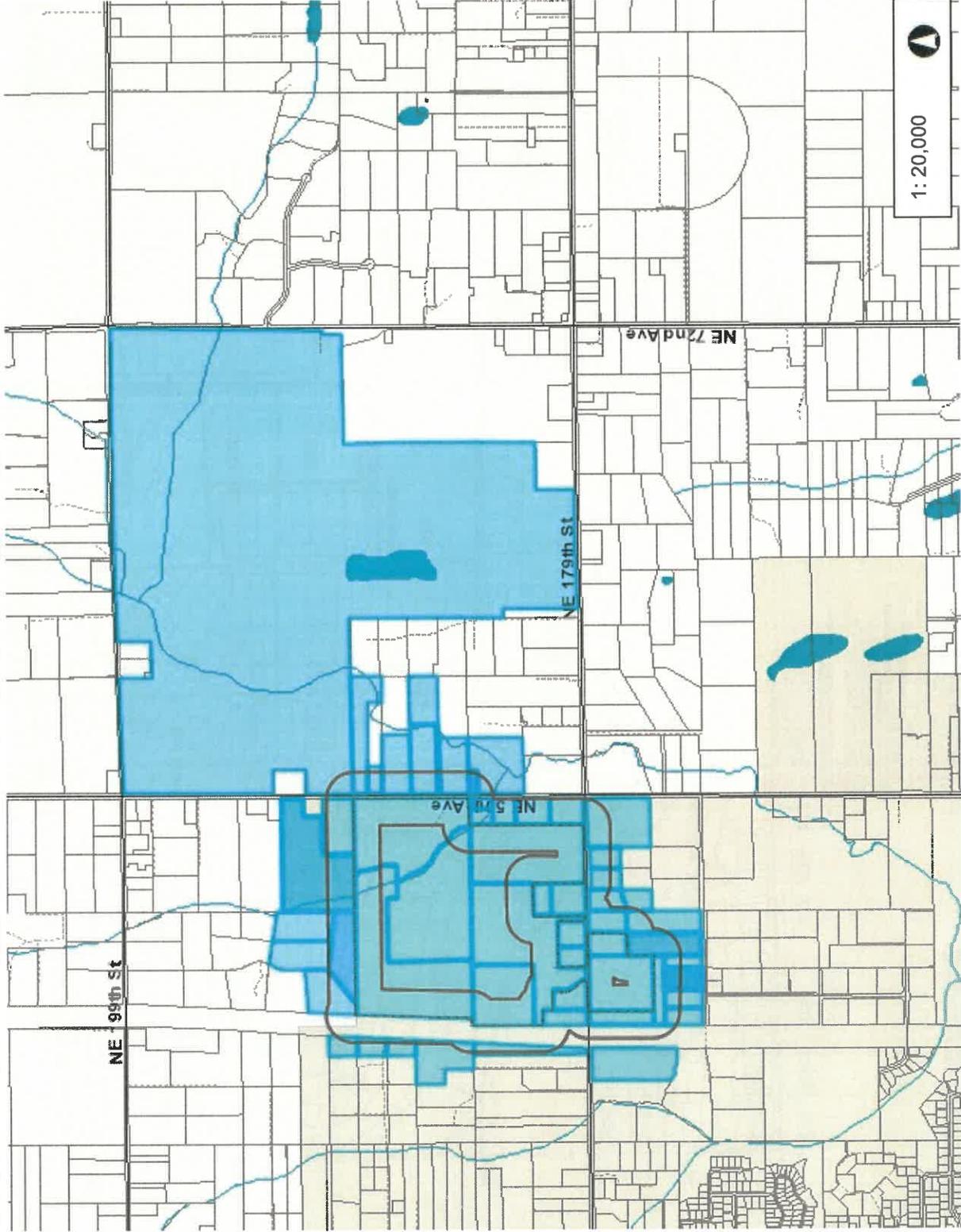
Appeal of Hearing Examiner Decision

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.

Woodbrook PUD Subdivision 300' List



3,333.3 1,666.67 3,333.3 Feet

1:20,000

Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Notes:

Parcels within 300 foot radius of the project.

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



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.

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

EXHIBIT #17

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable:

Woodbrook

2. Name of applicant:

The Holt Group, Inc.

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

**Applicant: The Holt Group, Inc.
PO Box 61426
Vancouver, WA 98666
Randy Rutherford
randy@holtgroupinc.com
360-718-5413**

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

4. Date checklist prepared:

5/4/2020

5. Agency requesting checklist:

Clark County

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

The project may be constructed in up to 13 phases as follows:

- Phase 1A- To include 62 detached single-family lots, 34 townhome lots, a sanitary pump station, stormwater facility, and passive and active open space.**
- Phase 1B- To include frontage improvements to a portion of NE 179th Street and associated fill to Wetland D.**
- Phase 1C- To include fill in Wetlands A and B for future frontage improvements to NE 179th Street.**
- Phase 2A- To include 50 detached single-family lots, stormwater facility, frontage improvements to a portion of NE 179th Street, and passive and active open space.**
- Phase 2B- To include 47 townhome lots and passive open space.**
- Phase 2C- To include 32 townhome lots and passive open space.**
- Phase 3- To include 62 detached single-family lots and active open space.**

- Phase 4A-** To include 48 detached single-family lots and passive and active open space.
- Phase 4B-** To include 54 townhome lots and passive open space.
- Phase 5-** To include 53 detached single-family lots and passive and active open space.
- Phase 6-** To include 85 detached single-family lots, stormwater facilities, frontage improvements to a portion of NE 179th Street, and passive and active open space.
- Phase 7-** To include 42 detached single-family lots, stormwater facilities, frontage improvements to a portion of NE 179th Street, and passive and active open space.
- Phase 8-** To include 48 detached single-family lots, 38 townhome lots, stormwater facilities, and passive and active open space.

Phases may be developed/constructed simultaneously and may not follow a predetermined order. Site development will begin upon the approval and procurement of all applicable reviews and permits. Please refer to the plans included with this application for more detail regarding proposed project phasing.

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.

- **Stormwater Report – AKS Engineering & Forestry, LLC.**
- **Critical Areas Report – Ecological Land Services**
- **Preliminary Mitigation Report - Ecological Land Services**
- **Wetland Mitigation Plan - Ecological Land Services**
- **Geotechnical Report – Columbia West**
- **Archaeological Predetermination – Applied Archaeological Research**
- **Archaeological Predetermination – Archaeological Services, LLC.**
- **Traffic Study - Kittelson and Associates, Inc.**
- **NPDES - AKS Engineering & Forestry, LLC.**
- **SWPPP - AKS Engineering & Forestry, LLC.**
- **SEPA checklist and associated documents related to Development Agreement and attendant master plan related to this project.**
- **SEPA checklist and related documents related to the County’s proposed removal of Urban Holding zoning for this and other properties.**
- **FSEIS and all previous SEPA documents related to current County Comprehensive Plan.**

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

None known.

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

Engineering Plan Approval

Preliminary Subdivision/PUD Approval
Site Plan Approval
Erosion Control Plan Approval
Grading Permit
NPDES Permit
SWPPP
Preliminary Plat Approval
Final Plat Approval
Grading Plan Approval
Stormwater Plan Approval
Critical Areas Ordinance Approval
Wetland and Habitat Permit Approval
U.S. Army C.O.E. Wetland Fill Permit
SEPA Determination
Legal Lot Determination
Hydraulic Project Approval
Road Modification Approval
Class IV-G Forest Practice Approval

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, The Holt Group, Inc., is proposing a planned unit development (PUD) subdivision, herein referred to as Woodbrook PUD. The subject site is zoned residential (R1-7.5) and is approximately 142 acres in size. The proposed PUD is in compliance with the approved Development Agreement and Masterplan which accompany this application. The principal components of this PUD development include:

- **450 single-family detached lots.**
- **205 single-family attached (townhome) lots.**
- **30.7 acres of protected critical areas.**
- **38.3 acres of proposed active and passive open space.**
- **Construction of a regional sanitary sewer pump station on site.**

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 currently has multiple addresses including:

- **4013 NE 179th Street**
- **4206 NE 179th Street**
- **4202 NE 179th Street**

- 18600 NE 50th Avenue

Abbreviated legal: SE 1/4, S12, T3N, R1E & NE 1/4, S13, T3N, R1E

Clark County Parcel ID #: 181466000, 181548000, 181580000, 181581000, 986050146, 986050147, 181701000, 181702000

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)?

The steepest on-site slopes in the area of development are approximately 8%. The steepest on-site slopes outside of the area to be developed (within the Mill Creek drainage) are approximately 35%-45% with a few small areas with slopes up to 50%.

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.

- CvA (Cove silty clay loam, 0-3 % slopes), 3.7% of the site
- GeB (Gee silt loam, 0-8% slopes), 72.5% of the site
- GeD (Gee silt loam, 8-20% slopes), 1.5% of the site
- GeF (Gee silt loam, 30-60% slopes), 6.3% of the site
- HcB (Hesson clay loam, 0-8% slopes}, 6.1% of the site
- HoB (Hillsboro silt loam, 3-8% slopes), 2.9% of the site
- HoC (Hillsboro silt loam, 8-15% slopes), 4.1% of the site
- HoE (Hillsboro silt loam, 20-30% slopes), 0.1% of the site
- OdB (Odne silt loam, 0-5% slopes), 2.7% of the site

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 Columbia West Engineering, Inc., dated November 1, 2019 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 off-site utility improvements. 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 400,000 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 40% of the site could be covered with impervious surfaces following project construction and build-out of all phases. This includes the future residences, access roads, trails, 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. 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.

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 four Category III wetlands (Wetland A, B, C, and D), an unnamed tributary to Mill Creek (Stream A), and a seasonal stream that flows into Stream A (Stream B).

- 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.

Yes, work will take place within 200 feet of on-site Streams A and B and within 200 feet of the existing wetlands. Improvements include residential lots, sanitary sewer line, utilities, stormwater facilities and trails and sidewalks (paved, gravel, and bark chip surfaces). A sanitary sewer line will be installed over Streams A and B. A bridge will be installed over Stream A to replace the existing bridge. Impacts to wetlands, streams and/or their buffers, will be mitigated as provided for in the Applicant's mitigation plan accompanying this application or through future applications to applicable regulatory agencies such as WDFW, WDOE, WDNR, USACE and Clark County.

- 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.

In order to construct the required frontage improvements to NE 179th Street, approximately 210 cubic yards of fill (11,000 square feet) will be placed within Wetlands A, B, and D. Fill material will be sourced from an approved source or from existing on-site materials.

- 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 discharged through outfalls located at various points on the site in compliance with Clark County stormwater regulations. No impacts to ground water will occur. 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. A regional sanitary sewer pump station will be constructed on site with this application, but it is not proposed to discharge waste materials into the ground.

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 either a water quality mechanical filter catch basin or a wet pond. Quantity control will be provided via detention ponds. Detention ponds that do not have water quality mechanical filter catch basins installed for treatment prior to discharge to the ponds will be wet ponds. Stormwater from the ponds located on the northeast and southwest sides of Stream A will discharge directly into the Mill Creek Drainage. The detention ponds that are located along the west side of the site, north of NE 179th Street, both discharge to unnamed tributaries through seasonal drainages that eventually drain to Mill Creek. One of these detention ponds flows northwest from the site and the other flows southeast. The detention pond and wet pond located at the south end of the development, south of NE 179th Street, both also drain to unnamed tributaries through seasonal drainages that eventually drain to Mill Creek. One of these detention ponds flows southeast from the site and the other flows southwest. All outfalls from the ponds will utilize level flow spreaders to dissipate and spread out the flows into the drainages. All proposed lots that back up to open space tracts will utilize dispersion where applicable and practical. 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 discharged 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 **Oregon White Oak**
- 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?

Existing trees and vegetation in areas to receive construction activities, approximately 113 acres, will be removed. Please refer to the preliminary plans for the areas of vegetation that will be retained. No Oregon White Oak trees are proposed to be removed as part of the project.

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:

Landscaping, with the use of both ornamental and native plants, will be installed throughout the project with development of each phase. Additionally, approximately 30.70 acres of critical areas and associated buffers will be preserved with the development. 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:

Landscaping, which will include ornamental and native trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife in the developed areas. Additionally, the critical areas and associated buffers, as well as existing Oregon white oak trees, will remain relatively undisturbed. 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 and natural gas 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. There is an existing underground heating oil tank on Parcel Number 181581000.

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.

There is an existing underground heating oil tank on Parcel Number 181581-000. It is not anticipated that the tank will affect project development. The tank will be properly removed in compliance with all applicable regulations.

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. The proposed sanitary sewer pump station will include a back up diesel generator and a 150-gallon fuel tank.

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 solid 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 residential and agricultural purposes. There are several existing residences and outbuildings on site and large portions of the site are planted with pasture grass and trees. The adjacent properties similarly are being used for large-lot residential and agricultural purposes. 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 area 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 has been inside the Urban Growth Boundary since 2007 and since that time has not been designated as agricultural or forest land of long term commercial significance. Based on Clark County GIS’ taxable values, it appears that Parcel Numbers 986050-147, 986050-146, 181581-000, totaling approximately 74.98 acres, possess current use tax status for agriculture or timber. As part of this project approximately 74.98 acres of land that is currently in agriculture and/or forest use tax status will be removed from that tax status. In the past portions of the site has been used for grazing and/or hay production.

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 several existing structures located on site including:

- **Parcel Number 181701-000 has one existing residence and four outbuildings.**
- **Parcel Number 181466-000 has one existing residence and three outbuildings.**
- **Parcel Number 181548-000 has one existing residence and five outbuildings.**
- **Parcel Number 181581-000 has one existing residence and six outbuildings.**

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

This application proposes to demolish all of the existing structures as required to complete each proposed phase of construction.

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

R1-7.5 – Single Family Residential

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

UL – Urban Low

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.

Clark County GIS indicates the possible presence of wetlands, a stream, a Riparian Habitat Conservation Area, Oregon White Oaks, steep slopes, and landslide hazard areas located on the site. According to the Critical Areas Report, as prepared by Ecological Land Services, dated January 2020, there are four Category III wetlands (Wetland A, B, C, and D), three Oregon White Oaks, an unnamed tributary to Mill Creek (Stream A), a seasonal stream (Stream B), and Riparian Habitat Conservation Area located on site. According to the Geotechnical Report prepared by Columbia West Engineering, Inc., dated November 1, 2019, there are no landslide hazard areas or steep slopes on site. Please refer to the aforementioned reports for more information regarding the presence of critical areas on site.

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

Assuming 2.69 people per residence, approximately 1,762 people will reside in the completed project.

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

Assuming 2.69 people per residence, approximately 11 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 and Planned Unit Development review process. The proposed development meets the minimum and maximum density requirements of the underlying zone 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 and Planned Unit Development review process.

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

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

Approximately 655 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.

Approximately four middle-income units will be eliminated with the proposed project.

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

Replace the loss of four residential units with the addition of 655 residential units. 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 proposed structures 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.

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

Views across the site may be altered with the project, and adjoining properties may 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. Additionally, landscaping, architectural elements, preservation of critical areas, and creation of open space will be used to reduce aesthetic impacts on adjoining properties.

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:

- **Kozy Manor Stables is located approximately 400' to the southwest.**
- **Kozy Kamp Park is located approximately 1/2 mile to the southwest.**
- **Whipple Creek Natural Area is located approximately 1 mile to the southwest.**
- **Mount Vista Park is located approximately 1 mile to the southwest.**

- 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 include approximately 38.33 acres of open space, including active and passive recreational opportunities. The entire project will provide pedestrian connections for a fully integrated development. The Applicant proposes to construct a north south pedestrian trail, which may be impervious, within the BPA right-of-way which abuts the site's eastern property line. In the event that the BPA will not reasonably allow such a trail to be constructed, the Applicant will provide an alternative north south pedestrian access through this portion of the project. The project will pay Park Impact Fees.

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.

Yes, according to the Applicant's archaeologist, Willamette Cultural Resources, six on-site buildings have been identified as being over 45 years old and Historic Property Inventory (HPI) forms are being prepared.

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.

Yes, two sites have been identified on the project site. The Applicant's archaeologist, Willamette Cultural Resources, is currently in the process of getting excavation permits from DAHP to allow for further investigation to better define the age and function of the sites. Applied Archaeological Research completed a predetermination on the portion of the site that is north of NE 179th Street and Archaeological Services, LLC. completed a predetermination on the portion of the site that is south of NE 179th Street. Both of these predeterminations have been submitted to DAHP.

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.

The Applicant's archaeologist, Willamette Cultural Resources, is currently in the process of getting excavation permits from DAHP to allow for further investigation to better define the age and cultural significance, if any, of the sites.

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. The Applicant's archaeologist, Willamette Cultural Resources, is currently in the process of getting excavation permits from DAHP to allow for further investigation to better define the age and cultural significance, if any, of the sites. It is unknown at this time if additional permits will be required.

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 179th Street and NE 50th Avenue, in compliance with the approved master plan for the project. This application proposes three full access intersections on NE 179th Street (NE Mill Creek Avenue, NE 45th Avenue, and NE 39th Avenue) and two full access intersections on NE 50th Avenue (NE 187th Street and NE 190th Street).

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 is not currently available at this site. The nearest transit stop is approximately 1 mile to the southwest near the intersection of NE 159th Street and NE 29th Avenue.

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

The proposed project will provide a minimum of three parking spaces on each lot (approximately 1,965 off-street parking spaces). Additionally, on-street parking will be allowed on the majority of the internal streets.

- 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 179th Street (public) and NE 50th Avenue (public). NE 179th Street improvements include 50-feet of half-width ROW, 36-feet of half-width pavement, 4-foot planter strip, and 5-foot detached sidewalk. NE 50th Avenue improvements include 50-feet of half-width ROW, 36-feet of half-width pavement, 4-foot planter strip, and 5-foot detached sidewalk. In addition to the frontage improvements, this application proposes to construct one private street, 24 public internal streets, and five public alleys. The project includes numerous pedestrian paths throughout the site and a meandering shared bicycle/pedestrian path on the north side of NE Mill Creek Avenue. The Applicant proposes to construct a north south pedestrian trail, which may be impervious, within the BPA right-of-way which abuts the site's eastern property line. In the event that the BPA will not reasonably allow such a trail to be constructed, the Applicant will provide an alternative north south pedestrian access through this portion of the project. This application proposes to replace the existing on-site bridge that spans Stream A with a new bridge to provide pedestrian and bicycle circulation over the stream and a new pedestrian crossing on NE 179th Street, providing a connection between the two portions of the development that are bisected by the street.

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

No, the project will not occur in the vicinity of water, rail, or air transportation.

- 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 Analysis (TIA) has been prepared by Kittleson and Associates, dated March, 2018. The TIA assumed the project would include 606 single-family detached homes and 99 townhomes, for a total of 705 dwelling units. Based on ITE, Trip Generation, 9th Edition, the project is estimated to generate 6,346 net new weekday trips, 498 net new a.m. peak hour trips (121 in and 377 out), and 657 net new p.m. peak hour trips (416 in and 241 out). This application includes 450 single-family detached homes and 205 townhomes, for a total of 655 dwelling units. Therefore the TIA analyzed the impact of more lots than are being proposed by this application.

- 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. Comply with obligations provided by the Development Agreement. Construct streets within the project as well as construct improvements to NE 50th Avenue and NE 179th 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 – Clark Public Utilities

Sanitary sewer – Clark Regional Wastewater District

Electricity - Clark Public Utilities

Solid waste - Waste Connections

Telephone – Century Link

Natural gas - Northwest Natural

Sanitary sewer services will include the construction of an on-site regional pump station with associated force main that will pump sewer out to NE 179th Street, east to NE 50th Avenue, and then south to the point of connection approximately 1 mile south of the NE 179th Street/NE 50th Avenue intersection. Gravity sewer will be extended throughout the site to drain to the pump station.

Water will connect to an existing 12-inch water main in NE 179th Street and will be routed throughout the site to serve the development south and west of the existing stream. The proposed development located north and east of the stream will be served by a new 12-inch water main that will be constructed within NE 50th Avenue and will tie into the existing 12-inch main located within

NE 179th Street. New 8-inch water mains will extend from these 12-inch mains and loop throughout the development.

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: Dave Weston

Position and Agency/Organization: Land Use Planner

Date Submitted: 5/4/2020