

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**



The Clark County Department of Public Works 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:
October 7, 2020

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Public Works, 1300 Franklin Street, 4th Floor, Vancouver, Washington.

Date of this Notice: September 22, 2020
Project Name: Teal Crest Subdivision

Case Number(s): FPA2020-00180

Associated Case Number(s): PLD2017-00025; SEP2017-00035; GEO2017-00007; EVR2017-00031

Location: 12915 NW 31ST Avenue

Request: Harvest timber and convert the site to an already approved subdivision to divide 4.78 acres into 20 single-family residential lots located in the R1-6 zone district.

Applicant: TPB LLC

Attn: Tim Brown
112 W 11TH Street #225
Vancouver, WA. 98660
Phone: (360) 253-0533
Email: Tim@Timbrownco.com

Contact: **Scott Taylor**
SGA Engineer PLLC
2005 Broadway
Vancouver, WA 98663
Phone: (360) 993-0911
Email: staylor@sgaengineering.com

Owner: **Same as applicant**

Zoning: **R1-6**

Parcel Number: **187551-000**

Township: 3 North **Range:** 1 East **NW ¼ of Section:** 28

Applicable Code Sections : Clark County Code Sections: 40.500 (Procedures); Chapter 40.260.080 (Forest Practices); Washington State Forest Practices Act Revised Code of Washington (RCW) 76.09 and WAC222

Neighborhood Contact: **Felida Neighborhood Association**
Milada Allen, president
Phone: (360) 573-4030; Email: timberline713@gmail.com

Staff Contact Person:
Hunter Decker, County Forester, (564) 397- 4852, hunter.decker@clark.wa.gov

Program Manager:
Kevin Tyler, Parks & Lands Manager (564) 397-4258, kevin.tyler@clark.wa.gov

Please email SEPA comments to: Sabra.Hall-Nelson@clark.wa.gov

Responsible Official: Kevin Tyler, Parks & Lands Manager, Clark County Public Works, Public Service Center, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 9/02/2020
Fully Complete Date: 9/17/2020

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 mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/Process:

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline. Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

SEPA Appeals:

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 County Code or other law.

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.

Information Available on the County Web Page:

- Forest Practice Applications:
<https://www.clark.wa.gov/public-works/forest-practices-permits>
- Land Use Proposed Developments:
<https://www.clark.wa.gov/community-development/proposed-developments>
- Public Land Use Hearings:
<https://www.clark.wa.gov/community-development/land-use-hearings>

- Land Use Forms & Fees:
<https://www.clark.wa.gov/community-development/land-use-0>

Phone: (564) 397-4489; Fax: (360) 397-6051

Web Page at: <http://www.clark.wa.gov>

Attachments:

- Proposed project site/land division plan
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe The Confederated Tribes of Grand Ronde
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation Department of Archaeology & Historic Preservation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Department of Community Development Development Services Development Engineering Fire Marshal's Office Public Health Department Public Works Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer Northwest Natural Comcast
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Local School District Clark County Neighbors within <u>300'</u> of Project (Postcard) Friends of Curtin Creek (Postcard) Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

Add Attachment for Agencies:

- SEPA checklist



Property Fact Sheet for Account 187551000

September 04, 2020

General Information

Property Account	187551000
Site Address	12915 NW 31ST AVE, VANCOUVER, WA 98685
Owner	TPB LLC
Mail Address	112 W 11TH ST #225 VANCOUVER WA , 98660 US
Land Use	PRIME DEVELOPABLE GROUND
Property Status	Active
Tax Status	Regular
1st Line Legal	#4 DANIEL WEIGLE DLC 4.78A
Area (approx.)	208,217 sq. ft. / 4.78 acres

Assessment (2019 Values for 2020 Taxes)

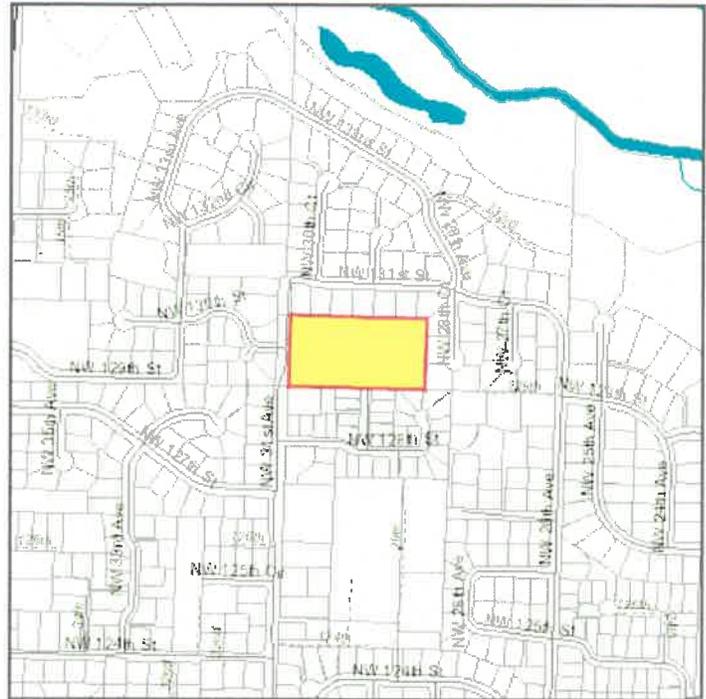
Land Value	\$646,214.00
Building Value	\$0.00
Total Property Value	\$646,214.00
Total Taxable Value	\$646,214.00

Most Recent Sale

Sale Date	12/06/2007
Document Type	D-QCD
Sale Number	0619798
Sale Amount	\$0.00

Administrative

Zoning Designation	Single Family Residential (R1-6)
Zoning Overlay(s)	none
Comprehensive Plan	Urban Low Density Residential
Comp. Plan Overlay(s)	none
Census Tract	409.08
Jurisdiction	Clark County
Fire District	FD 6
Park District	District 9
School District	Vancouver
Elementary School	Felida
Middle School	Jefferson
High School	Skyview
Sewer District	Clark Regional
Water District	Clark Public Utilities
Neighborhood	Felida
Section-Township-Range	NW 1/4,S28,T3N,R1E
Urban Growth Area	Vancouver
C-Tran Benefit Area	Yes
School Impact Fee	Vancouver
Transportation Impact Fee	Hazel Dell
Transportation Analysis Zone	86
Waste Connections	Tuesday
Garbage Collection Day	
Last Street Sweeping	4/16/2020
CPU Lighting Utility District	0
Burning Allowed	No
Wildland Urban Interface/Intermix	No



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / HoC Non-Hydric / HoD
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0354D
Watershed	Salmon Creek
Sub Watershed	Salmon Creek (r.m. 00.60)

Geological Hazards

Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	D
Liquefaction	Low to Moderate Very Low to Low

Forest Practice Moratorium

none	
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Cultural Resources

Archaeological Probability	Moderate-High High
Archaeological Site Buffer	Yes
Historic Site	No Mapping Indicators

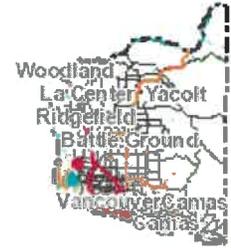
Habitat and Species Impacts:

Riparian Habitat Area:	Fish Habitat Stream	Yes
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Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.

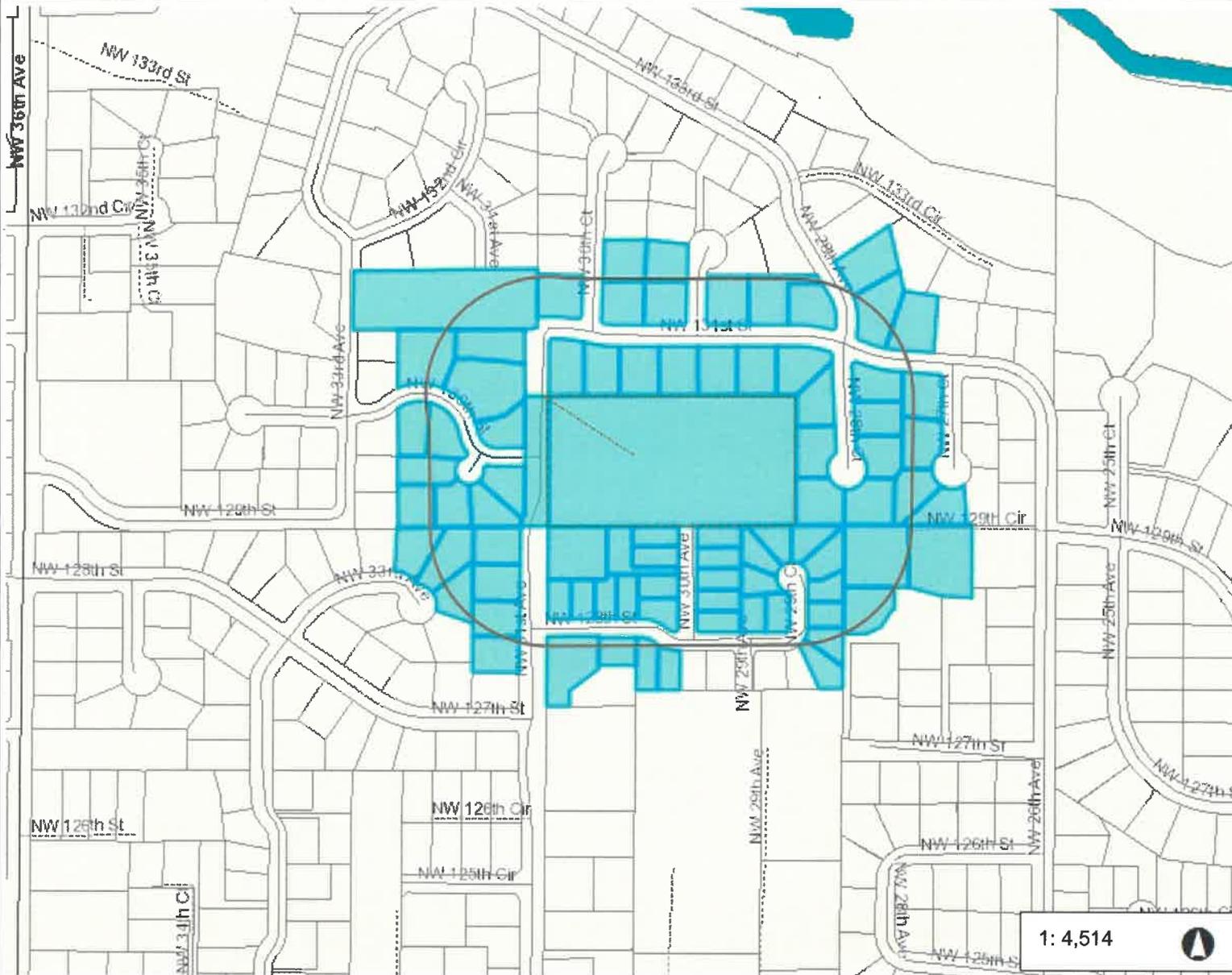


Teal Crest Subdivision



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



Notes:

Notice sent to residents within 300 ft radius

752.3 0 376.17 752.3 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.

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

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.

Revised 9/1/11



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360) 397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:
Teal Crest Subdivision
2. Name of applicant:
TPS LLC Attn: Tim Brown
3. Address and phone number of applicant and contact person:
**112 W 11th Street #225
Vancouver, WA 98660
(360) 253-0533
Tim@TimBrownco.com**
4. Date checklist prepared:
March 08, 2017
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
The project will plat 20 single family detached lots. The project is scheduled for construction in late summer 2017.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
No.
8. List any environmental information that has been or will be prepared related to this proposal.
The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
Archaeological Predetermination, Environmental Site Assessment
10. List any government approvals or permits needed for your proposal:
Clark County Health District Review, Clark County planning, engineering and construction approvals and permits
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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 Teal Crest Subdivision proposes to subdivide approximately 4.77 acres total, into 20 single-family detached lots with associated roads and urban infrastructure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

The Teal Crest Subdivision includes parcel 187551-000. The site is located at 12915 NW 31st Avenue in Vancouver, Clark County, WA

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
The site is hilly with some steep slopes less than 15%.
- b. What is the steepest slope on the site and the approximate percentage of the slope?
40%
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.
HoC and HoD (Hillsboro Silt Loam)
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will occur onsite for infrastructure development and home construction. The quantities are unknown at this time. Approximately 75,000 CY of grading may occur on the site.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, soil could erode due to exposure to rain during construction.**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **50%.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Silt fence, inlet protection, mulching and seeding.**

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities. **Construction equipment will emit exhaust. Air may get dusty during construction.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **No**
- c. Proposed measures to reduce or control emissions or other impacts to air: **None**

3. Water

Agency use only

- a. Surface:
 - 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **An environmental site assessment was conducted. No wetland or streams are known to exist on the site.**
 - 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **N/A**
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **N/A**
 - 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: **N/A**
 - 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **No**
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**
- b. Ground:
 - 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

Groundwater will not be withdrawn. The proposed stormwater system consists of a bioretention area and an infiltration trench that will treat and infiltrate all on-site stormwater.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **None**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.
Basic treatment is proposed in the form of a bioretention area that will meet or exceed the required treatment parameters as described in the Washington State Department of Ecology Stormwater Management Manual for Western Washington (SWMM), Appendix III-C.

Agency use only

- 2) Could waste materials enter ground or surface waters? If so, please describe. **No**

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

The stormwater systems will be designed to collect, convey, treat and infiltrate the stormwater runoff from the developed site.

4. Plants

a. Check or circle types of vegetation found on the site

- Deciduous tree: alder, **maple**, aspen, **other**
- Evergreen tree: **fir**, **cedar**, pine, other
- **Shrubs**
- **Grass**
- **Pasture**
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- **Other types of vegetation and native brush.**

b. What kind and amount of vegetation will be removed or altered?

Grass, most trees and shrubs will be stripped for roadway and home construction.

c. List threatened or endangered species on or near the site.

None known

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
Private residential landscaping will be added. Some mature trees may be retained in side and back yards of the new lots where possible. Native and drought tolerant plants are proposed in the subdivisions landscape buffers and parks where possible.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: **hawk**, heron, eagle, **songbirds**, other;
 - Mammals: **deer**, bear, elk, beaver, **other**; and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. **None** Agency use only
- c. Is the site part of a migration route? If so, please explain.
The site is located within what is commonly referred to as the Pacific Flyway. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains
- d. List proposed measures to preserve or enhance wildlife:
Landscape plantings, rain garden plantings and storm tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity or natural gas will be used to heat the homes and electricity for lighting.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:
Comply with state building and energy codes. Incorporate sustainable building design features like passive solar heating through the use of certain

building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

No

- 1) Describe special emergency services that might be required.

Fire, Police and Ambulance

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

Public sewer and water will serve the subdivision.

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **NW 31st Avenue.**

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site. **7am – 7pm construction noise**

Agency use only

- 3) Proposed measures to reduce or control noise impacts: **None**

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Single family residential home and outbuilding. Properties to the north, east and west are zoned R1-10 and contain single family homes. Property to the south is zoned R1-6 and contains single family homes. NW 31st Avenue borders the project on the west side. NW 30th Avenue abuts the property on the south side.

- b. Has the site been used for agriculture? If so, please describe.

No

- c. Describe any structures on the site.

Existing home and outbuilding.

- d. Will any structures be demolished? If so, please describe.

Yes, the home and outbuilding.

- e. What is the current zoning classification of the site?
R1-6
- f. What is the current comprehensive plan designation of the site?
UL
- g. What is the current shoreline master program designation of the site?
N/A
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
One white oak exists on-site. No wetlands or other critical areas exist on-site.
- i. How many people would reside or work in the completed project?
Approximately 50 people.
- j. How many people would the completed project displace?
1- an existing renter.
- k. Please list proposed measures to avoid or reduce displacement impacts: **Provide new housing opportunities.**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
Access roadway improvements. Sidewalks will be provided within the site for pedestrian circulation

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **20, middle/high income detached housing.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **One middle/high income home.**
- c. List proposed measures to reduce or control housing impacts: **None**

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?
Two story wood framed structures (35')

- b. What views in the immediate vicinity would be altered or obstructed?
No large vistas or views will be altered with this project. Only neighbors directly adjacent to the property will have views of the new homes with associated fencing and landscaping.
- c. Proposed measures to reduce or control aesthetic impacts:
Adding landscape buffers to screen homes from adjacent properties. Construction of aesthetically pleasing homes with some unique architecture and upgraded finishes.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Street and house lighting will occur at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**
- c. What existing off-site sources of light or glare may affect your proposal? **None known**
- d. Proposed measures to reduce or control light and glare impacts:
Proper orientation and shading of light sources.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **The Salmon Creek Greenway is ¼ mile to the north.**
- b. Would the project displace any existing recreational uses? If so, please describe. **No** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
This project will pay a park impact fee which will help in the future development of parks and recreation facilities.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. **None known**

- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None known

- c. Proposed measures to reduce or control impacts:

N/A

14. Transportation

- a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

Lots 1-6 will take driveway access off of NW 31st Avenue. Lots 7-20 will take individual driveway access internally to the proposed local access road being built with the project. The proposed lots and driveway accesses are shown on the plans.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, but C-TRAN #9 picks up 0.4 miles west of the site at the NW 36th Avenue and NW 131st Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

40 parking spaces and 40 garage spaces added, 4 will be eliminated.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

NW 30th Avenue provides access to the project and is an improved public street with over 20 feet of pavement width and sidewalks ending in a temporary cul-de-sac. NW 30th Ave will be extended through the site ending in a cul-de-sac. The existing temporary cul-de-sac at the end of NW 30th Avenue will be removed during the extension of NW 30th Avenue. NW 31st Avenue borders the site on the west side and will need to be improved to Clark County Standards. The proposed homes will take access off of the proposed NW 30th Ave and the improved NW 31st Avenue. All proposed improvements will be constructed to Urban Local Residential Access and Local Access Road standards.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Agency use only

Approximately 180 new trips per day would be generated.

Peak volumes:

AM peak hour: 14 total trips- 4 in, 10 out. One hour from 8-9 am

PM peak hour: 19 total trips- 12 in, 7 out. One hour from 4:45-5:45pm

g. Proposed measures to reduce or control transportation impacts:

None necessary

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

The subdivision will require all public services and they are all available to serve the site.

b. Proposed measures to reduce or control direct impacts on public services:

The proposed subdivision will pay Impact Fees

16. Utilities

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

Electricity, natural gas, water, telephone, sanitary sewer and refuse service.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Water: Clark Public Utilities

Sewer: Clark Regional Waste Water District

Telephone: Qwest or Comcast

Electricity: Clark Public Utilities

Gas: NW Natural Gas

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *[Handwritten Signature]* Date Submitted: 3/9/17

Agency use only



Department of Public Works
1300 Franklin Street
Vancouver, WA 98660-9810

FPA-2020-000180
Teal Crest Subdivision



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Vancouver, WA 98660-9810

FPA-2020-000180
Teal Crest Subdivision



Department of Public Works
1300 Franklin Street
Vancouver, WA 98660-9810

FPA-2020-000180
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Public Notice

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impacts on the environment, and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Written comments must be submitted by October 7, 2020

The Applicant is requesting a Class IV-G Forest Practice Permit to harvest timber and convert the site to an already approved subdivision to divide 4.78 acres into 20 single-family residential lots in the R1-6 zone district. Address: 12915 NW 31st Avenue. Parcel: 187551-000

Information can be obtained at: <https://www.clark.wa.gov/public-works/sepa> or by contacting Hunter Decker, County Forester, Hunter.Decker@clark.wa.gov or 564-397-4852

RESPONSIBLE OFFICIAL: Ahmad Qayoumi, Director, Public Works
1300 Franklin St., PO Box 9810
Vancouver, WA 98666-9810

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