

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: October 6, 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 October 22, 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.

Revised 9/21/2020



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:	OALC Brush Prairie Cemetery
Case Number(s):	PSR-2020-00100
Request:	The applicant requests approval to plat 1,496 cemetery plots in 7 phases. The cemetery plots will be located north and east of an existing church and parking area.
Address:	16603 NE 142 nd Avenue, Brush Prairie, WA 98606
Parcel number(s):	195304-000, 195037-000, & 195034-001
Applicant/Owner:	Old Apostolic Lutheran Church Brush Prairie Attn: Howard Redinger PO Box 760 Brush Prairie, WA 98606 redingerhoward@gmail.com
Contact Person:	AKS Engineering & Forestry Attn: Seth Halling 9600 NE 126 th Avenue, Suite 2520 Vancouver, WA 98682
Staff contact:	Bryan Mattson, Planner II (564) 397-4319 bryan.mattson@clark.wa.gov
Neighborhood Association/Contact:	Greater Brush Prairie Neighborhood Association Rick Denise, president greaterbrushprairie@gmail.com
Date this Public Notice issued:	September 21, 2020
Legal description of property:	Tax lots 57, & 60, located in the SE ¼ of Section 14, Township 3 North, Range 2 East, Willamette Meridian

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Districts), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.450 (Wetland Protection), Section 40.520.030 (Conditional Use Permits), Section 40.520.040 (Site Plan Review), Chapters 40.500 and 40.510 (Procedures), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter

40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date: June 9, 2020
Fully Complete date: July 15, 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: October 6, 2020

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

You can provide testimony by:

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

Staff Report Timelines/Process

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

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

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

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

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

SEPA Options

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

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

SEPA Appeal

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

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

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

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

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

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

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

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

Public Testimony

You can provide testimony by:

- a. Connecting to the hearing via phone or a web-based meeting at 6 pm on **October 22, 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 October 22, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

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

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

Accommodation of physical impairments

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

Appeal of Hearing Examiner Decision

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

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

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



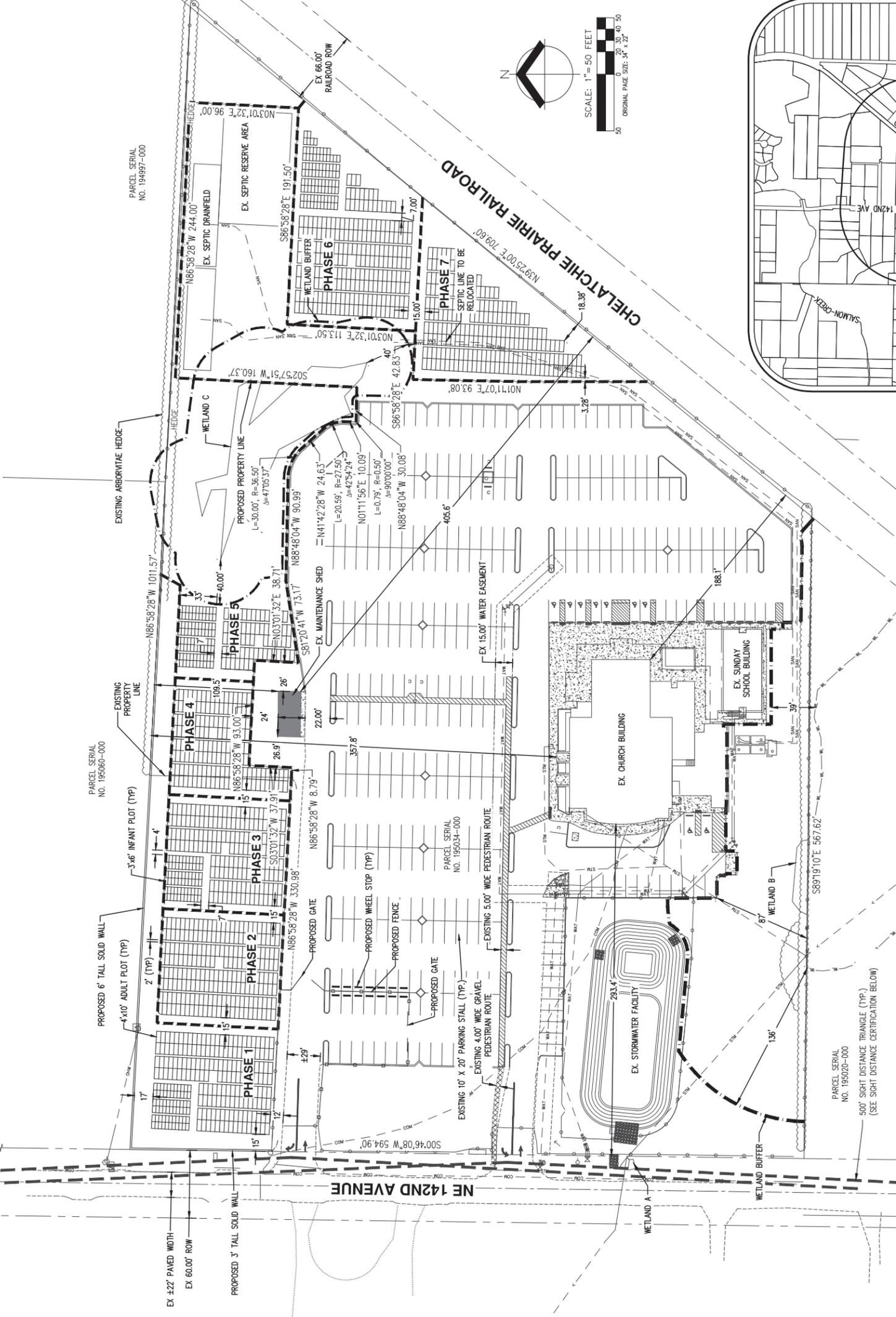
PRELIMINARY DEVELOPMENT AND STORMWATER PLAN OLD APOSTOLIC LUTHERAN CHURCH CLARK COUNTY, WASHINGTON



JOB NUMBER: 5548-01
 DATE: 6/8/2020
 DESIGNED BY: JRS
 DRAWN BY: JRS
 CHECKED BY: SMH

P3.0

- GENERAL NOTES**
- TOTAL SITE AREA IS 457,751 SF (10.51 AC)
 - THERE ARE NO NEW EASEMENTS PROPOSED WITH THIS DEVELOPMENT.
 - NO IMPROVEMENTS ARE PROPOSED FOR NE 142ND AVENUE.
 - NO RIGHT-OF-WAY DEDICATION IS PROPOSED WITH THIS DEVELOPMENT.
 - THERE ARE NO NEW PEDESTRIAN, TRANSIT, OR BICYCLE IMPROVEMENTS PROPOSED WITH THIS DEVELOPMENT.
 - THERE ARE NO NEW STRUCTURES PROPOSED WITH THE DEVELOPMENT.
 - THERE ARE THREE EXISTING STRUCTURES ON SITE AS SHOWN.
 7.1. THE EXISTING CHURCH BUILDING IS A THREE-STORY WOOD-FRAMED/CONCRETE BLOCK STRUCTURE WITH BASEMENT, APPROXIMATELY 27,767 SF.
 7.2. THE EXISTING SUNDAY SCHOOL BUILDING IS A ONE-STORY WOOD-FRAMED STRUCTURE, APPROXIMATELY 2,400 SF.
 7.3. THE EXISTING MAINTENANCE SHED BUILDING IS A ONE-STORY CONCRETE BLOCK STRUCTURE, APPROXIMATELY 800 SF.
 - PROPOSED LANDSCAPING IS NOT SHOWN FOR CLARITY, SEE SHEET P4.0 FOR THE LANDSCAPING PLAN.
 - NO NEW SEPTIC SYSTEMS ARE PROPOSED WITH THIS DEVELOPMENT.
 - THERE ARE NO NEW OFF-STREET PARKING OR LOADING AREAS PROPOSED WITH THIS DEVELOPMENT.
 - STORMWATER: ONLY MINIMUM REQUIREMENTS #1-#5 APPLIES TO THE PROJECT SINCE THE PROJECT PROPOSES LESS THAN 5,000 SQUARE FEET OF HARD SURFACE. NO NEW HARD SURFACES ARE PROPOSED. IMPLEMENTATION OF POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP. 15.13 IS PROPOSED IN THE GRAVE DISTURBED AREAS.
 - EROSION CONTROL WILL BE ADDRESSED IN THE PROJECT SPECIFIC STORMWATER POLLUTION PREVENTION PLAN.
 - ACCORDING TO C-TRAN THERE ARE NO TRANSIT STOPS OR ROUTES WITHIN A 1/4 MILE OF THE PROJECT SITE, AND THERE ARE NO NEW TRANSIT FACILITIES PROPOSED WITH THIS DEVELOPMENT.
 - NE 142ND AVENUE IS A PUBLIC ROAD AND HAS A SURFACE MATERIAL OF ASPHALT. RIGHT OF WAY WIDTH AND PAVED WIDTH ARE AS SHOWN.
 - THERE ARE NO EXISTING ROAD SEGMENTS IN EXCESS OF 15% GRADE ON SITE OR WITHIN 500' PROVIDING ACCESS TO THE SITE, AND NO SUCH NEW ROADS ARE PROPOSED WITH THIS DEVELOPMENT.
 - THERE IS AN EXISTING 15' WIDE WATER EASEMENT ON SITE AS SHOWN. NO NEW EASEMENTS ARE PROPOSED WITH THIS DEVELOPMENT.
 - NO ENVIRONMENTAL BUFFER/PROTECTED OR ENHANCEMENT AREAS ARE PROPOSED.
 - THERE ARE NO HARD LANDSCAPING FEATURES PROPOSED.
 - THERE ARE NO NEW ROADWAYS PROPOSED WITH THIS DEVELOPMENT.
 - NO SIGNS OR OUTDOOR LIGHTING ARE PROPOSED WITH THIS DEVELOPMENT.
 - NO SOLID WASTE OR RECYCLING AREAS ARE PROPOSED WITH THIS DEVELOPMENT.



CONTACT
 AKS ENGINEERING & FORESTRY, LLC
 CONTACT: SETH HALLING, P.E.
 9600 NE 126TH AVENUE, SUITE 2520
 VANCOUVER, WA 98682
 PH: 360-882-0419
 FAX: 360-882-0426
 E-MAIL: SETH@AKS-ENG.COM

APPLICANT / OWNER
 OLD APOSTOLIC LUTHERAN CHURCH BRUSH PRAIRIE
 CONTACT: HOWARD REDINGER
 PO BOX 760
 BRUSH PRAIRIE, WA 98606
 PH: 360-921-1086
 E-MAIL: REDINGERHOWARD@GMAIL.COM

SIGHT DISTANCE CERTIFICATION:
 THE SIGHT DISTANCE MEASURED AT THE EXISTING PROVISIONS ON JANUARY 28TH, 2017 MEETS OR EXCEEDS THE 500 FOOT SIGHT DISTANCE REQUIREMENT SET FORTH IN CLARK COUNTY CODE SECTION 40.350.030(6)(b).
 (SEE SIGHT DISTANCE CERTIFICATION BELOW)

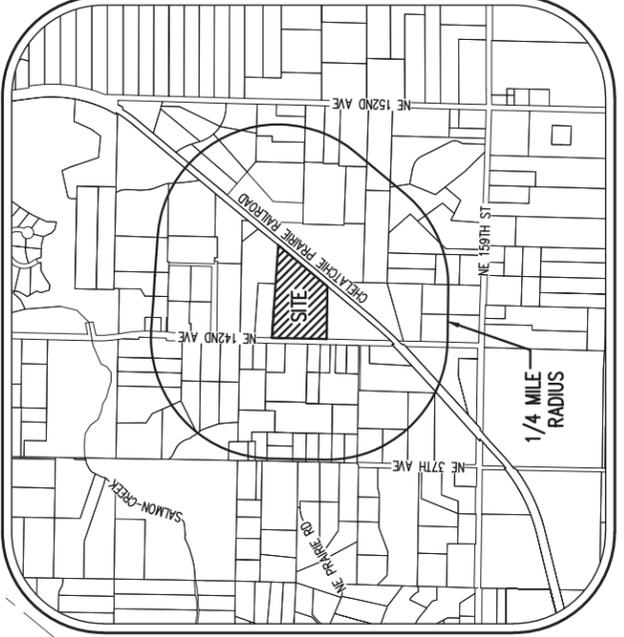
STATISTICS PLOTS

PHASE 1 ADULT PLOTS:	166
PHASE 2 ADULT PLOTS:	66
PHASE 3 ADULT PLOTS:	166
PHASE 4 ADULT PLOTS:	151
PHASE 5 ADULT PLOTS:	65
PHASE 6 ADULT PLOTS:	88
PHASE 7 ADULT PLOTS:	219
TOTAL ADULT PLOTS:	1185
PHASE 1 INFANT PLOTS:	66
PHASE 2 INFANT PLOTS:	205
PHASE 3 INFANT PLOTS:	66
PHASE 4 INFANT PLOTS:	151
PHASE 5 INFANT PLOTS:	65
PHASE 6 INFANT PLOTS:	88
PHASE 7 INFANT PLOTS:	219
TOTAL INFANT PLOTS:	311
TOTAL PLOTS:	1496

STATISTICS PARCEL #195037-000
 PROPOSED SITE AREA: 121,326 SF (2.79 AC)

STATISTICS PARCEL #195034-000 & 195034-001
 PROPOSED SITE AREA: 336,425 SF (7.72 AC)

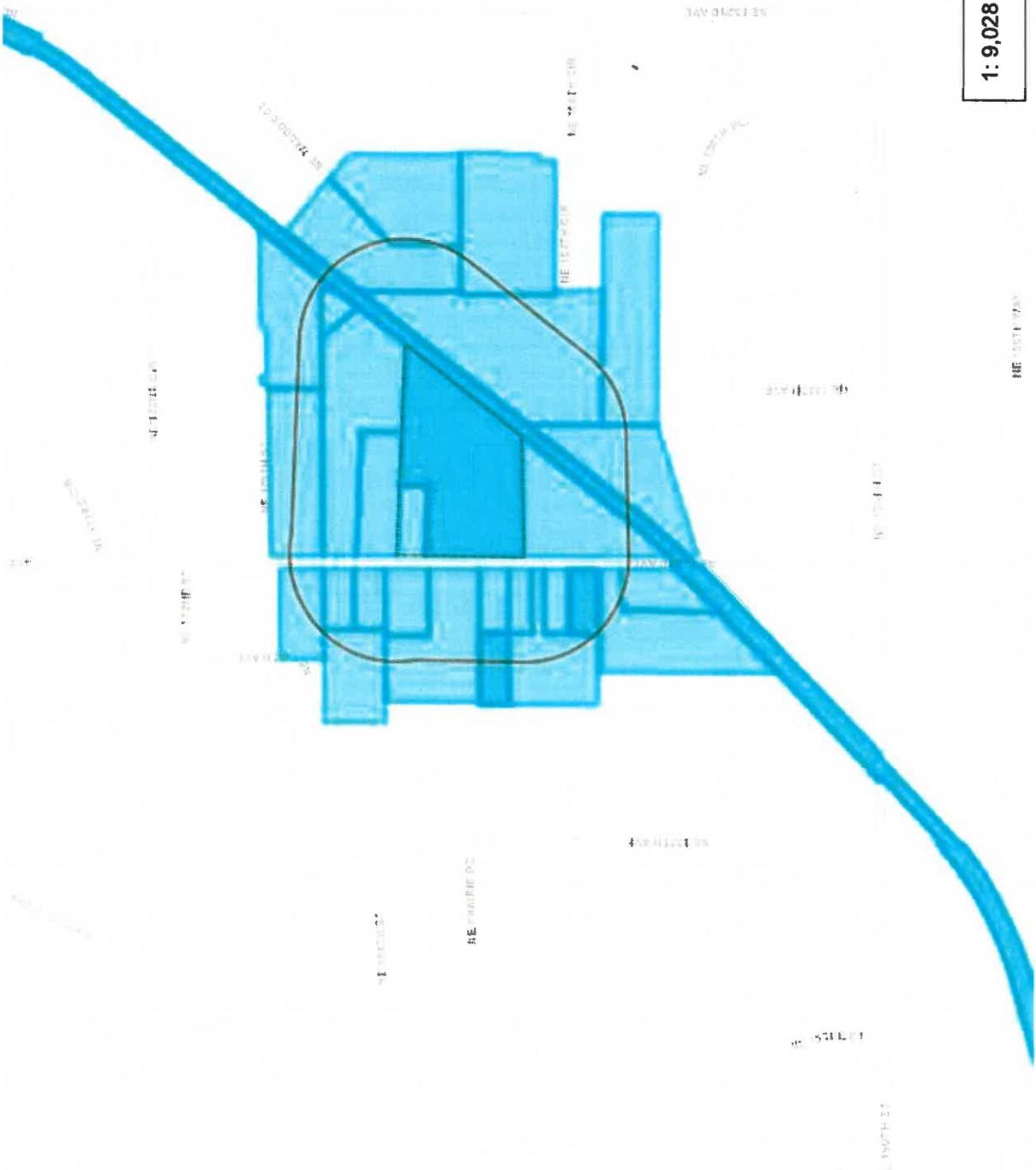
TOTAL SITE AREA
 457,751 SF (10.51 AC)



VICINITY MAP
 N.T.S.



OALC Brush Prairie Cemetery 500' List



Legend



Notes:

Parcels within 500 foot radius of the project.



1: 9,028

1,504.7 0 752.33 1,504.7 Feet



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.

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

15. State Environmental Review (SEPA)



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.



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

A. Background

1. Name of proposed project, if applicable:

OALC Brush Prairie Cemetery

2. Name of applicant:

Old Apostolic Lutheran Church Brush Prairie

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

Applicant: Old Apostolic Lutheran Church Brush Prairie

PO Box 760

Brush Prairie, WA 98606

Howard Redinger

redingerhoward@gmail.com

(360) 921-1096

Contact: AKS Engineering & Forestry

9600 NE 126th Avenue, Suite 2520

Vancouver, WA 98682

Seth Halling

sethh@aks-eng.com

(360) 882-0419

4. Date checklist prepared:

May 28, 2020

5. Agency requesting checklist:

Clark County

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

The applicant proposes to plat 1,496 cemetery plots, including 1,185 adult plots and 311 infant plots. The proposed development will occur in seven phases, with the construction of anticipated to begin in the Spring of 2021 once all permits are obtained. The full build-out of all phases is unknown at the time of this application.

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

None proposed.

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

This SEPA checklist, an Archaeological Predetermination, and a Stormwater Technical Information Report (TIR) are included as part of this development. A Critical Areas Delineation and Buffer Enhancement Plan, an Archaeological Predetermination, a Stormwater TIR, and a SEPA were prepared in 2017 with the development of the church.

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

None known.

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

SEPA determination, Type III Conditional Use and Site plan approval, Boundary Line Adjustment, and Archaeological Predetermination.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The applicant proposes to plat 1,496 cemetery plots, including 1,185 adult plots and 311 infant plots. As part of the development the existing gate on the north access will be shifted east of the first drive aisle and additional fencing will be added around a portion of the first drive aisle, with another gate added to provide parking access for cemetery visitors when the church is not open. The proposed development will occur in seven phases. The subject site is ±10.51 acres in size, with a project area of ±2.79 acres. The site is currently in use as a church. This use will remain as the primary use for the site after the development.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is addressed as 16603 NE 142nd Avenue, Brush Prairie, WA 98606.

Abbreviated legal: #57 SEC 14 T3N R2EWM 8.17A; #60 SEC 14 T3N R2EWM .95A

Clark County Parcel ID #: 195034-000, 195034-001, & 195037-000.

B. Environmental Elements

1. Earth

a. General description of the site:

The site is generally flat, sloping at ±2% - ±5% from the northeast corner of the site to the south and west.

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

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

The site's steepest slope is ±33% adjacent to the existing stormwater facility.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to Clark County GIS, the majority of the site, including the project area, consists of Hillsboro Silt Loam (H1B), with Hockinson Loam (HtA) and Dollar Loam (DoB) across the southern portion of the site, and Hillsboro Silt Loam (H1A) in the northeast corner of the site.

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 on site or in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The Applicant proposes to remove all surface vegetation within the project area and stockpile topsoil to perform the necessary site work to complete the proposed development. The development is anticipated to generate approximately ±6,300 cubic yards of cut and 6,300 cubic yards of fill. Fill areas will utilize on-site materials or off-site materials from an approved source if necessary. Stockpiled topsoil will be used in landscape areas.

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

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

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

The site contains 4.44 acres of impervious surfaces. The project proposes the removal of 0.03 acres of impervious surface, which includes an old residential driveway and building pad. No new impervious surface, for a total of 4.41 acres on site, which is ±42% of the site.

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

The Applicant proposes to utilize best management practices for soil erosion. An erosion control plan will be prepared and BMPs will be installed prior to any construction activities where required.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

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

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known.

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

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

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

According to the Critical Areas Delineation completed for the church expansion project in 2017, there is an existing unnamed stream running in a culvert in the southwest corner of the property. The stream flows from the south through the site, daylighting from the culvert into Wetland A. The stream is classified as Type F downstream of the culvert and Type N upstream of the culvert. The Type F portion of the stream has a 200-foot habitat buffer and the Type N portion of the stream has a 75-foot habitat buffer. There is a Category IV wetland (Wetland A) just off site, adjacent to NE 142nd Avenue, at the end of the stream culvert. Wetland A has a 50-foot buffer that extends into the site. There is a Category III wetland (Wetland B) in the southwest corner of the site, which extends offsite to the southeast. Wetland B had a 150-foot buffer, which was modified as part of the church expansion in 2017. There is a Category III wetland (Wetland C) in the northeast corner of the site. Wetland C had an 80-foot buffer, which was also modified as part of the church expansion in 2017.

- 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, there will be work within 200 feet of Wetland C. The work will include grading and excavation for the cemetery plots.

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

None.

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

No.

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

No.

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

No.

b. Ground Water:

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

Yes. There are two existing wells on site. Both wells will remain with the proposed development. One well is used for site irrigation and the other is used for a subterranean climate control system for the church. Potable water is provided to the church and classroom building by Clark Public Utilities, from a water main in NE 142nd Avenue. No water will be discharged to groundwater.

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.

There is an existing septic system on site serving the church and classroom building. This system will remain and discharge domestic sewage. The size of the septic tank is unknown.

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.

Runoff currently occurs from the existing parking lot and sidewalks and existing buildings. This runoff is collected on site and conveyed to the existing stormwater pond, in the southwest corner of the site, for treatment and detention. Treated stormwater is then released to the existing stormwater ditch along NE 142nd Avenue at rates approved by Clark County. This application will not result in additional stormwater runoff since no new or replaced impervious surfaces or converted native vegetation areas are proposed.

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

The site is currently served by an on-site septic system, but untreated waste materials are not proposed or anticipated to enter ground or surface water as part of this application.

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

Existing runoff flows from the northeast corner of the site to the southwest. On-site stormwater is currently collected in catch basins on site and conveyed to the existing stormwater pond, in the southwest corner of the site, for treatment and

detention. Treated stormwater is then released to the existing stormwater ditch along NE 142nd Avenue. No new stormwater runoff will occur with this application. No off-site drainage patterns will be impacted by the development.

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

Stormwater runoff is currently collected on site and conveyed to the existing stormwater pond, in the southwest corner of the site, for treatment and detention. Treated stormwater is then released to the existing stormwater ditch along NE 142nd Avenue at rates approved by Clark County.

4. Plants

- a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

All vegetation within the project area (2.79 acres) will be removed, including turf grass, shrubs, coniferous trees, and deciduous trees.

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

None known.

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

Proposed landscaping for the development will include site trees and turfgrass within the cemetery area.

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

None known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

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

None known.

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

Yes. The Pacific Flyway for waterfowl.

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

All critical areas will be protected. Some trees will be planted with the project site. No other measures are proposed.

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

None known.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

There are no energy requirements anticipated with the project. However, if energy is required, electricity will be used to meet the needs of the project.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None.

7. Environmental Health

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

Environmental hazards are limited to standard risks associated with the construction and occupancy of a cemetery.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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

4) Describe special emergency services that might be required.

No special emergency services are anticipated.

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

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

b. Noise

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

Traffic noise from NE 142nd Avenue exists immediately adjacent to the site on the west side.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

In the short term, noise from construction equipment will occur during daylight hours. In the long term, no significant increase in traffic noise will be created beyond the primary use.

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

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

8. Land and Shoreline Use

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

The subject site is currently in use as a church, which will remain the primary use after the development is complete. The surrounding properties are in use as large rural residential lots. The proposed project is not anticipated to have an effect on any of the current surrounding land uses.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result

of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

There are three existing structures on site. The church building, a classroom building, and a maintenance shed.

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

All existing structures will remain with the development.

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

Rural-5 (R-5).

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

Rural-5 (R-5).

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

N/A

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

According to the Critical Areas Delineation completed for the church expansion project in 2017, there is an existing unnamed stream running in a culvert in the southwest corner of the property. The stream flows from the south through the site, daylighting from the culvert into Wetland A. The stream is classified as Type F downstream of the culvert and Type N upstream of the culvert. The Type F portion of the stream has a 200-foot habitat buffer and the Type N portion of the stream has a 75-foot habitat buffer. There is a Category IV wetland (Wetland A) just off site, adjacent to NE 142nd Avenue, at the end of the stream culvert. Wetland A has a 50-foot buffer that extends into the site. There is a Category III wetland (Wetland B) in the southwest corner of the site, which extends offsite to the southeast. Wetland B has a 150-foot buffer, which was modified as part of the church expansion in 2017. There is a Category III wetland (Wetland C) in the northeast corner of the site. Wetland C has an 80-foot buffer, which was also modified as part of the church expansion in 2017.

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

The proposed application is for a cemetery plat, no people will reside in the completed project.

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

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:
As no impacts are proposed, no measures are proposed.

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 Conditional Use and Site Plan review process. The proposed use is an accessory use to the existing primary use and will not increase the intensity of the current land use.

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 Conditional Use Site Plan review process.

9. Housing

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

None.

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

None.

c. Proposed measures to reduce or control housing impacts, if any:
As no impacts are proposed, no measures are proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No new structures are proposed as part of this application. The existing church is the tallest structure on site at ±30 feet.

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

No known view will be obstructed.

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

11. Light and Glare

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

There are existing parking lot lights and building lights on site. No additional lights are proposed as part of this application. Lighting will continue to occur during hours of darkness between dusk and dawn.

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

No.

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

None known.

d. Proposed measures to reduce or control light and glare impacts, if any:

No additional measures outside of meeting the requirements of the Clark County Unified Development Code.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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

As no impacts are proposed, no measures are proposed.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

According to Applied Archaeological Research (AAR), there are seven archaeological sites recorded with DAHP within one mile of the site. They did not indicate any buildings or structures located near the project area that are eligible for listing on any preservation register. It was also determined that no sites, buildings, or structures exist on site.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

AAR completed an Archaeological Predetermination in December 2019, and it was determined that there are no landmarks, features, or other evidence of Indian or historic use or occupation.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

In completing the Archaeological Predetermination, AAR completed a site visit on March 4, 2020. The site was walked in a series of north to south transects spaced no more than 10 meters apart. There was also one shovel test pit dug for subsurface

investigation. AAR also completed a records research for the site and the surrounding area.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources.
Please include plans for the above and any permits that may be required.

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

14. Transportation

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

The site is served by NE 142nd Avenue along the west boundary. Access is gained from two existing driveways on NE 142nd Avenue. Access to the site will remain unchanged with the development.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

C-Tran does not have any routes or stops in the vicinity of the site. There nearest stop is located approximately 2.5 miles north, for Route 7, on SE Grace Avenue between SE Rasmussen Boulevard and SE 6th Street, in Battle Ground WA.

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

The existing parking lot has 391 stalls. No parking stalls will be removed, and no additional parking will be installed with this application.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No. The proposed development will not require any additional frontage improvements.

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

No.

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

The application is for the platting of cemetery plots. This application will not alter the primary use or size of the church; therefore, the trips will not increase with the proposed 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.

h. Proposed measures to reduce or control transportation impacts, if any:
As no impacts are proposed, no measures are proposed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
No, this application will not increase the use intensity of the site, therefore, there will not be an increase in the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.
As no impacts are anticipated, no measures are proposed.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electrical:	Clark Public Utilities
Water (Potable):	Clark Public Utilities
Water (Non-Potable):	Two existing on-site wells
Refuse:	Waste Connections
Telephone:	Century Link, Comcast

C. Signature

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

Signature: 

Name of signee Seth Halling

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

Date Submitted: June 8, 2020