

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

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

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

Closing date for public comments: August 24, 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 September 10, 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 8/6/2020



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:	Felida SL Subdivision
Case Number(s):	PLD-2020-00056, WHR-2020-00136
Request:	The applicant requests approval to divide 4.66 acres, zoned R1-7.5 into 20 new lots for single family residential development.
Address:	NW 109 th Street and NW 11 th Ave
Parcel number:	188972-000
Applicant:	Songbird Homes, Inc. Nick Zodrow 10013 NE Hazel Dell Ave. PMB #504 Vancouver, WA 98685 Contact: Zach Wisner (360) 901-1024 nick@songbirdhomes.com
Owner:	Songbird Homes, Inc. 10013 NE Hazel Dell Ave. PMB #504 Vancouver, WA 98685
Contact Person:	PLS Engineering Travis Johnson, contact 604 W Evergreen Blvd. Vancouver, WA 98660 360.944.6519 travis@plsengineering.com
Staff contact:	Melissa Curtis, Planner III 564.397-5870 melissa.curtis@clark.wa.gov
Neighborhood Association/Contact:	Felida Neighborhood Association Milada Allen, President 360.573.4030 Timberline713@gmail.com
Date this Public Notice issued:	August 7, 2020
Legal description of property:	Tax lot 93, located in the Northeast Quarter of Section 33, Township 3 North, Range 1 East of the Willamette Meridian

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire), 40.100 (Definitions), 40.200 (General Provisions), 40.220.010 (Single-family Districts), 40.320 (Landscaping), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.410 (Critical Aquifer Recharge Area); 40.430 (Geologic Hazard areas); 40.440 (Habitat); 40.450 (Wetland); 40.500 and 40.510 (Procedures), 40.540.040 (Subdivision), 40.550 (Road Modifications), 40.570 (SEPA), 40.570.080 (SEPA Archaeological), 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan

Application and Fully Complete Date

Application date: May 10, 2020
Fully Complete date: June 16, 2020

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Closing date for public comments: August 24, 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 Melissa Curtis at melissa.curtis@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 Melissa Curtis, 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 Melissa Curtis at melissa.curtis@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 September 10, 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 September 10, 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 Melissa Curtis at melissa.curtis@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 Melissa Curtis, 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.

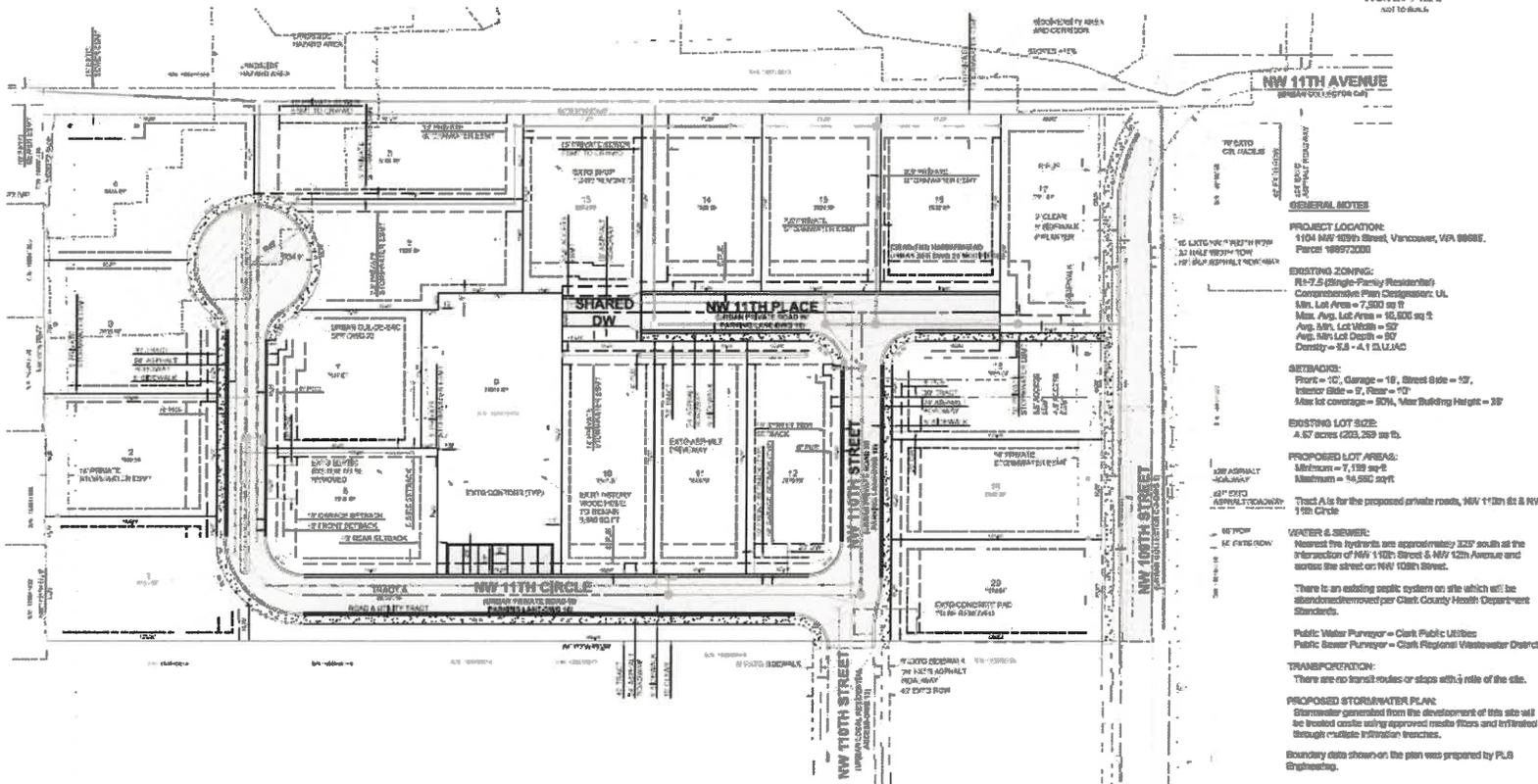
Due to remote working conditions necessitated by COVID-19 public health threat, applications are currently being accepted on-line. To submit an appeal, email planningtech@clark.wa.gov. If you do not have access to email, call 465-397-4483. Refer to the *Appeals* handout for more information and fees.

Felida SL Subdivision

Located in the NE 1/4 of Section 33, Township 3N, Range 1E, W.M.,
Clark County, Washington

APPLICANT/OWNER:
Sangstad Holdings LLC
Nick Zedner
13013 NW Hazel Dell Ave.
PMB 504
Vancouver, WA 98686
PH: (360) 561-1234
efcd@sangstad.com

PROJECT CONTACT:
PLS Engineering
Travis G. Johnson, P.E.
804 W. Evergreen Blvd.
Vancouver, WA 98660
PH: (360) 544-6519
FAX: (360) 544-6235
travis@plseng.com



Felida SL Subdivision

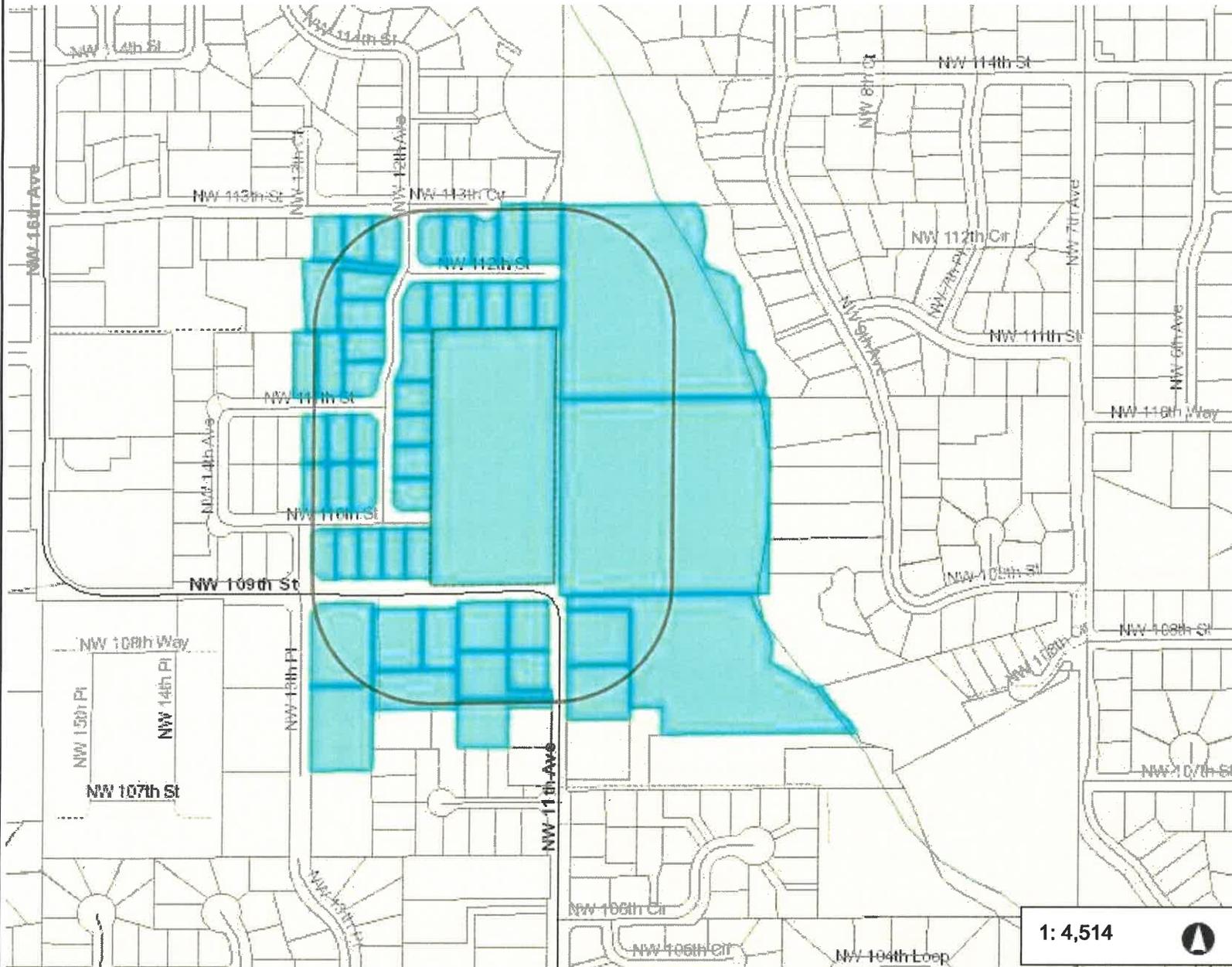
Proposed Development Plan No.:

NO.	DATE	DESCRIPTION
1	08/24/2020	PRELIMINARY
2		
3		
4		
5		
6		

Author: TRG	DATE: 08/24/2020
Checked: TRG	DATE: 08/24/2020
Drawn: TRG	DATE: 08/24/2020
Calculated: TRG	DATE: 08/24/2020
Compared: TRG	DATE: 08/24/2020



Felida SL Subdivision 300' List



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300' radius of the project

1: 4,514



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.



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.

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

1. Name of proposed project, if applicable:

Felida SL Subdivision

2. Name of applicant:

Songbird Holdings, LLC

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

*Contact: Nick Zodrow
10013 NE Hazel Dell Ave., PBM 504
Vancouver, WA 98685
(360) 901-1024
nick@songbirdhomes.com*

4. Date checklist prepared:

April 6, 2020

5. Agency requesting checklist:

Clark County

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

Development is expected to start at the time of final construction drawing approval. No phases are proposed with the project.

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

No, not at this time.

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

SEPA Checklist, Archaeological Predetermination, Critical Areas Determination

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.

No

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

- *Preliminary Type III subdivision review by Clark County Community Development*
- *Public notification and staff report publications*
- *Public Hearing*
- *Final engineering plan review and approval*
- *Clark County Health District review*

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 Felida SL Subdivision proposes to divide a 4.67-acre parcel into 20 individual residential lots in the R1-7.5 zone. The existing home is proposed to be retained on Lot 9.

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 address is 1104 NW 109th Street, Vancouver, WA 98685. Clark County GIS information identifies the parcel in the NE ¼ of Section 33, Township 3 North, Range 1 East of the Willamette Meridian. The site is identified as parcel number 188972000 per Clark County assessor records. See the proposed development plans for a preliminary plat, stormwater/grading plan, vicinity map and topographical data.

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)?

Approximately 21% per the Topographical Survey for the site.

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

The Natural Resource Conservation Service (NRCS) designates soils onsite as Hillsboro silt loam, 3 to 8 percent slopes (HoB), Hillsboro silt loam, 8 to 15 percent slopes (HoC) and Hillsboro silt loam, 20 to 30 percent slopes. It is unknown if the land classifies as having long-term commercial significance.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils in the immediate area. Clark County GIS maps show the site is within a geological hazard area due to having slopes greater than 15%.

- 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.

There will be grading for the construction of a public roads, private roads, driveways, the installation of utilities, and the preparation of the site for single family residential housing. Surplus material may be required to be hauled from the site to an approved dump site or offsite fill may be required. Quantities and source are unknown at this time.

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

Standard erosion control measures will be followed during grading construction on the site. A final erosion control plan will be reviewed and approved by Clark County Public Works prior to construction on the site. A copy of that final erosion control plan will be filed with the final construction plans with Clark County Public Works.

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

Approximately 50 %

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

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved grading and erosion control plan during all phases of construction.

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 emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and normal household activities, possibly including wood burning stoves and fireplaces.

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

There are no known off-site sources of emissions or odor that may affect the proposal.

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

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

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.

Cougar Canyon Creek is located approximately 530' to the east.

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

No.

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

Not applicable.

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

The proposal will not require surface water withdrawals or diversions.

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

No, the 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, there will be no discharge of waste material 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 ground water will be withdrawn from a well. Stormwater runoff will be collected, treated, and routed to infiltration trenches throughout the site.

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.

No waste material is proposed to be discharged into the ground. An existing septic tank will be properly abandoned with this development.

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.

The main source of runoff is from stormwater. There will be runoff from impervious roof area, driveways, roadways, and landscaped areas. Street catch basins, yard drains, and roof drains will connect to a pipe network that leads to onsite infiltration trenches. All runoff from pollution generating impervious surfaces will be treated prior to entering infiltration trenches.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

Not anticipated.

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

Use of approved erosion control measures during all phases of development.

4. **Plants** [\[help\]](#)

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

- Deciduous tree: ***alder; maple***; aspen; other –*hazelnut*
- Evergreen tree: ***fir, cedar, pine***, other
- ***Shrubs***
- ***Grass***
- Pasture
- Crop or grain
- Wet soil plants: cattail; buttercup; bulrush; skunk cabbage; other; bent grass; velvet grass; reed canary grass; and slough sedge.
- Water plants: water lily; eelgrass; milfoil other
- Other types of vegetation – ***blackberry***

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

All of the site vegetation will be stripped for site preparation.

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

There are no known threatened or endangered species 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:

The single-family homes will be landscaped with grass lawns and other appealing landscaping.

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

None known.

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:**

Local birds are observed on the site and in the area.

mammals: deer, bear, elk, beaver, **other:**

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.

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

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

There are no known threatened or endangered species on or near the site.

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

This site is part of the Pacific Flyway for migratory waterfowl.

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

None

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

None known

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.

The new homes on the site will be served primarily by electricity and natural gas. Wood stoves might be used for heating. Other forms of energy will depend on homeowners.

- 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:

The new homes will have energy efficient windows and comply with the state building codes which includes conservation measures.

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.

There are no known environmental health hazards that could occur as a result of this proposal.

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

None known. The Department of Ecology's interactive map "What's In My Neighborhood" shows that there are 4 cleanup sites within one mile of the site. One site has a status of NFA (no further action), two sites have begun cleanup and one is awaiting cleanup.

- 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 are no known existing hazardous chemicals/conditions that might affect project development and design.

- 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.

There are no known toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction.

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

No special emergency services outside those normally expected in a residential area are anticipated to be required in association with this proposal.

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

None

b. Noise

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

Light traffic noise from surrounding areas/roads along with typical home use noises. None of these will affect the proposal.

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.

Short term noises would include construction noises which would occur during approved hours as mandated by Clark County and Washington State. Long term noises could include slight increase in traffic noise and normal household noises.

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

Construction on the site will take place during normal working hours as allowed by the Clark County Noise Ordinance.

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 has a single-family residence being used as a senior living center. All of the adjacent properties are zoned and used for residential purposes. To the east of the site are larger parcels that have single family homes. To the north, west and south are existing single-family developments.

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 applicant is not aware of the site ever having been used as working farmlands or working forest lands.

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

No, the proposal should not affect or be affected by surrounding working farm or forest land normal business operations as there are no nearby working farms.

c. Describe any structures on the site.

One single family residence and a one outbuilding.

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

The outbuilding will be demolished.

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 Density Residential

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

The site does not lie within the shoreline master program.

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

Clark County GIS has mapped the site with the following:

- *Geological Hazard Area due to slopes over 15%*
- *moderate-high Archaeological Predictive*
- *adjacent to habitat area/BAC (Biodiversity Areas and Corridor)*

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

It is currently planned that this development will contain 20 lots/homes. At 2.8 people per household there would be a total of approximately 56 people residing within this development at the time of full buildout.

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

No people will be displaced.

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

None proposed, however the proposal will provide 19 new single-family homes, and retain the existing home.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

By complying with the zoning designation, the comprehensive plan, and the Clark County Unified Development Code, the proposal will be compatible with the existing and projected land uses.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed

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

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

Approximately 19 new units will be provided. The type of housing is unknown.

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

No units will be eliminated.

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

The applicant will pay all impact fees associated with the development at the time of building permit.

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?

All new home construction will meet Clark County building codes for residential housing development and not exceed height limits of 35'. Exterior building materials are unknown.

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

Approximately 4.67 acres of grassy and lightly treed land will be converted into a residential subdivision.

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

The single-family homes will be landscaped with grass lawns and other appealing landscaping.

11. Light and Glare [\[help\]](#)

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

When homes are constructed on the proposed lots, there will most likely be light produced from houses, yards, and porch lights during evenings and early mornings.

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

No, light or glare from the finished project will not be a safety hazard or interfere with views.

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

None.

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

Shielding of porch lights and potential streetlights.

12. Recreation [\[help\]](#)

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

Cougar Creek Woods Park is located approximately 0.5 miles north of the project. Salmon Creek Trail is located approximately 0.9 miles north of the project. Columbia River High School is located approximately 0.5 miles south of the site.

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

No, the project will not displace any existing recreational uses.

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

The applicant proposes to pay all park impact fees associated with building permits.

13. Historic and cultural preservation [\[help\]](#)

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

No. There are no known places or objects on or near the site which are listed or proposed for national, state, or local preservation registers.

- 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.

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. An Archeological Predetermination Survey was completed to identify potential items of historic importance and none were found.

- 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 Archeological Predetermination Survey utilized surface surveys and excavation of test pits, as well as reviewing historical maps and records on file at the Washington State Department of Archaeology and Historic Preservation.

- 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.

While considered unlikely, if during the course of construction any artifacts are discovered, all work will cease, and proper notification shall be given to Clark County and DAHP.

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.

Access to the site will be from NW 110th Street which is an Urban Local Access street abutting the west side of the site. The proposed street layouts are shown on the preliminary plat.

- 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?

The site is not currently served by public transit. The nearest C-Tran bus stops are approximately 0.5 miles to the south along NW 99th Street.

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

Approximately 2-4 parking spaces per single-family home are proposed. An additional 7 guest parking spaces have been provided for the development.

- 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).

This project will require frontage improvements to NW 109th Street, including right of way dedication, road widening, and sidewalk construction. This project also proposes to construct NW 11th Circle and NW 11th Place as private roadways.

- 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 use or occur in the immediate 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?

With the addition of 19 new homes it is anticipated that the site will generate 179 new daily trips, 14 AM peak hour trips, and 19 PM peak hour trips. Peak volumes are expected to occur in the PM peak hour (4:00 – 6:00). The trip distribution for the proposed development was derived using the Southwest Regional Transportation Council (RTC) transportation system model.

- 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, the proposal will not 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:

The applicant will pay transportation impact fees.

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. The completion of this development and the construction of new homes will increase the need for public services in the area.

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

This project will pay impact fees for schools and traffic at the time of building permit.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:

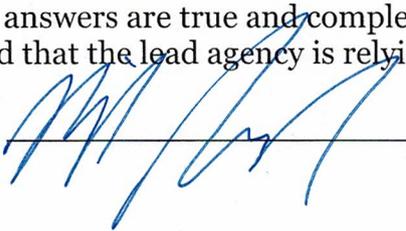
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

- 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.

- *Electricity: Clark Public Utilities*
- *Water: Clark Public Utilities*
- *Telephone: Century Link, Comcast*
- *Sanitary Sewer: Clark Regional*
- *Natural Gas: NW Natural*

D. 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:  Date Submitted: 05/08/2020