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: September 16, 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 24, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov

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

Project Name:	Hockinson Hollow
Case Number(s):	PLD-2020-00043
Request:	Subdivide 4.69 acres into 25 single-family detached lots located in the R1-7.5 zone
Address:	9108 NE Ward Road
Parcel number(s):	153950000
Applicant:	Hockinson Hollow LLC Attn: Mason Wolfe 7509 S 5th Street, Suite 101D Ridgefield, WA 98642 mason@wolfepm.com 360.907.9588
Owner:	Same as applicant
Staff contact:	Richard Daviau, Planner 564.397.5683 richard.daviau@clark.wa.gov
Neighborhood Association/Contact:	Heritage NA - Currently Inactive
Date this Public Notice issued:	September 1, 2020

Approval Standards/Applicable Laws:

Clark County Code Section: Clark County Code: Title 15 (Fire Prevention), 40.200 (General Provisions), 40.220.010 (R1-6 District), 40.350 (Transportation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.500 and 40.510 (Procedures), CCC 40.510.030 (Type III Process), CCC 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: April 16, 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: September 16, 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 Richard at richard.daviau@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 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.

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:

Connecting to the hearing via phone or a web-based meeting at 6 pm on September 24, 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 24, 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

Submitting testimony via email please send an email to Richard Daviau at richard.daviau@clark.wa.gov with the case name and number and your testimony.

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.

Distribution

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

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Fire Marshal's Office Clark County Public Health Clark County Public Works Clark County Conservation District City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District #5 Clark Regional Wastewater District City of Vancouver - Public Water City of Vancouver - Public Sewer Clark Public Utilities
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran

Additional attachment for agencies:

SEPA checklist

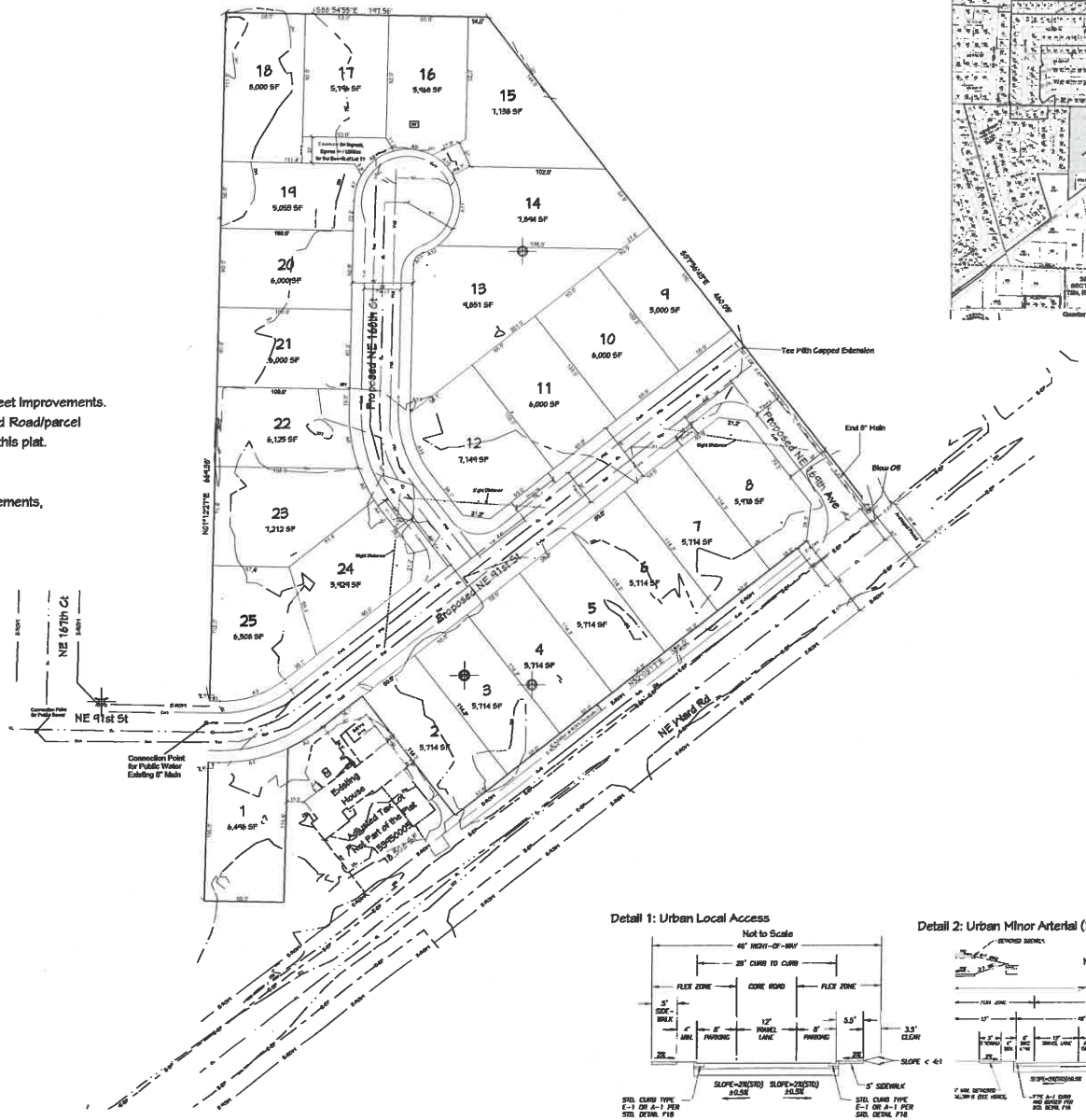
HOCKINSON HOLLOW

A Residential Subdivision Project

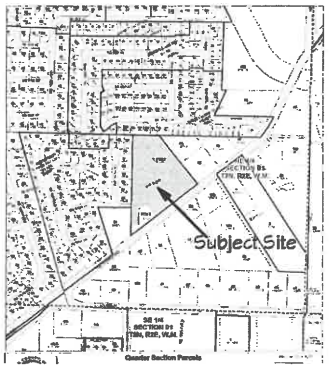
In the NE ¼ of Section 01, T2N R2E WM
County Parcel #: 153950000
9108 NE Ward Road
Vancouver Washington 98682

Proposed Improvement Plan Notes:

1) Site contains 4.69 Gross Acres / 204,480 SF, (3.64 Net Acres).
2) Site is currently zoned R1-7.5.
3) Applicant is requesting zone change to R1-6.
4) This project proposes 25 new single family lots.
   this is equal to 5.33 lots per gross acre & 6.87 lots per net acre.
5) Largest lot is 9,851 SF.
6) Smallest lot is 5,000 SF.
7) Average Lot size is 6,335 SF.
8) Proposed NE 169th Ave and NE Ward Rd are proposed half street improvements.
9) House located outside the boundaries of the plat (9020 NE Ward Road/parcel 153950005) to be connected to public water and sewer as part of this plat.
10) There are no Wetland Habitat areas on or with in 100' of plat.
11) All structures within the boundaries of the plat to be removed.
12) No existing or proposed pedestrian or transit facilities or improvements, (except in standard location with right-of-ways).
13) No street grades in excess of 15% on site or within 500 feet.
14) All driveways within the boundaries of the plat to be removed.
15) All sight distance standars are expected to be met for all lots.
16) No Proposed hard landscaping features. For NE Ward Road, refer to Landscape Plan prepared by Clark Land Design.
17) Refer to application Narrative for more information.



VICINITY MAP



ARC LENGTH TABLE		
#	LENGTH	RADIUS
A1	53.78'	123'
A2	30.07'	123'
A3	52.49'	77'
A4	11.90'	123'
A5	26.15'	123'
A6	46.01'	123'
A7	20.31'	40'
A8	31.06'	40'
A9	19.56'	40'
A10	21.72'	40'
A11	21.59'	40'
A12	12.33'	40'
A13	12.45'	10'
A14	2.23'	77'
A15	50.38'	77'

LEGEND:

E-ROW Existing Right-of-Way
EP Existing Edge of Paving
CL Center Line
ST Existing Septic Tank to be abandoned
DF Existing Septic Drain Field to be abandoned
W Existing Well to be decommissioned
TBR To Be Removed
Existing Fire Hydrant

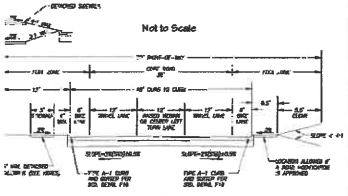
Detail 1: Urban Local Access

Not to Scale

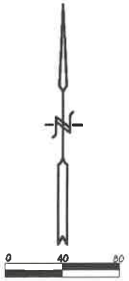
Proposed NE 91st St, NE 168th Ct & NE 169th Ave

Detail 2: Urban Minor Arterial (M-2cb)

Not to Scale



Proposed NE Ward Rd



REVISION TABLE		
NUMBER	DATE	REVISED BY

HOCKINSON HOLLOW
A Residential Subdivision Project
In the NE ¼ of Section 01, T2N R2E WM
County Parcel #: 153950000
9108 NE Ward Road
Vancouver, Washington 98682

PRELIMINARY PLAT
PRELIMINARY UTILITY PLAN

Owner / Applicant / Contact:
Hockinson Hollow, LLC
Mason Wolfe
7205 S 5th Street, 510/12
Ridgefield, Washington 98642
360-907-9588 mason@wolfeprm.com

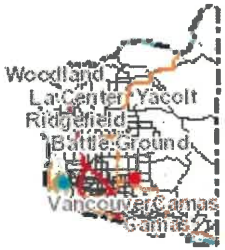
DRAWINGS PROVIDED BY:
Wolfe Project Management, LLC
Drafting and Design
Mason Wolfe
360-907-9588
mason@wolfeprm.com

DATE: 5/26/20

SCALE: 1" = 40'

SHEET: P-1

Hockinson Hollow 300' List



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

1: 4,000

666.7 0 333.33 666.7 Feet

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

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

Notes:

Parcels within 300 foot radius of the project.

SUBMIT TO:
City of Vancouver
Community & Economic Development
415 W. 6th ST
Vancouver, WA 98660
www.cityofvancouver.us

SEPA ENVIRONMENTAL CHECKLIST WAC 197-11-960

Property Owner: Hockinson Hollow, LLC (Print or Type Name) Telephone: 360-907-9588

Mailing Address: 7509 S 5th Street, #101D, Ridgefield, WA 98642
(No., City, State, ZIP)

Applicant: Hockinson Hollow, LLC (Print or Type Name) Telephone: 360-907-9588

Mailing Address: 7509 S 5th Street #101D, Ridgefield, WA 98642
(No., City, State, ZIP)

Relationship to Owner: Same as owner

Tax Assessor Serial Number(s): 153950000

Legal description: Lot(s) Lot Block(s) _____ Plat name Short Plat 2-465

(If a Metes and Bounds description, check here ☐, and attach narrative to this application.) Site Address (if any): 9108 NE Ward Road, Vancouver WA 98682

☐ Include 8½" x 11" copies of ☐Quarter Section Map, ☐Topographic Map, ☐ Scaled Site Plan. Delineate site on maps.
Notice to Applicants: You must use the current revision of this form or your application will not be accepted. If you use our disk version of this form (MS Word 6.0) you may not alter the format. Make sure you have the current version before submittal.

Purpose of checklist:
Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:
This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.
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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:
Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:
For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:
   Hockinson Hollow

2. Name of applicant:
   KDEV, LLC

3. Address and phone number of applicant and contact person:
   7509 S 5th Street #101D
   Vancouver, WA 98642
   Mason Wolfe 360-907-9588

4. Date checklist prepared:
   March 30, 2020

5. Agency requesting checklist:
   Clark County

6. Proposed timing or schedule (including phasing, if applicable):
   Construction to begin Winter 2020-2021. No phasing planned.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   None necessary.

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.
    Preliminary Plat, Civil Engineering Plans, Building Permits.

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.)
    Proposed 25 lots for detached single family homes on 4.69acres using Type III process for subdivision approval.

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.
    9108 NE Ward Road, Vancouver, WA 98682
    NE 1/4, Sec 01, T2N, R2E, WM

B. ENVIRONMENTAL ELEMENTS

1. Earth

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)?

2%

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.

LeB Loam with gravels. No agricultural land.

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

No

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.

Some cut and fill onsite. No import or export anticipated

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

Yes, during large rain events, some erosion could occur during clearing & construction activities.

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

Approximately 40%

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

Contractors to comply with all erosion control measures & the approved civil plans.

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.

Some emissions from equipment during construction. Some emissions from automotive vehicles after completion.

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

No.

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

None proposed.

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.

No.

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

Not Applicable.

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

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.

No.

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.

None.

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.

   Project runoff will be collected in catch basins, treated & infiltrated 100% into the ground through perforated pipe.

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

   No.

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

   No.

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

   None necessary.

4. Plants

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

__X_deciduous tree: alder, maple, aspen, other
__X_evergreen tree: fir, cedar, pine, other
__**X**_shrubs
__X_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?

   Most trees and vegetation to be removed.

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:

   New homeowners will landscape their yards.

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:
   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. Pacific Flyway.

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

New homeowners will landscape their yards.

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.

Electricity and natural gas will be used for general household uses.

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:

New homes will use the latest common practice energy conservation features.

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.

No.

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.
None.
4) Describe special emergency services that might be required.
None.
5) Proposed measures to reduce or control environmental health hazards, if any:
None necessary.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Project is adjacent to a local arterial road.

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.

Long Term: Some new vehicular noise permanently.

Short Term: Some construction and construction equipment noise during site development and home construction.

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

None necessary.

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.

All residential single family detached housing. Proposal will not affect existing 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.

A garage, a shop some small sheds/accessory buildings

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

All structures will be removed.

e. What is the current zoning classification of the site?
R1-7.5 requust change to R1-6

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

Urban low.

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

Not applicable.

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

No.

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

Approximately 64 would reside.

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

None.

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

None necessary.

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

The proposal will comply with all City, County and State regulations/codes.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

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

25 new homes for low to middle income buyers.

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

1 home removed. Middle income.

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

None 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?

2 stories max, exterior materials undetermined at present.

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

None.

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

None proposed.

11. Light and glare

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

None.

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:

None necessary.

12. Recreation

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

None known.

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:

None 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 located on or near the site? If so, specifically describe.

None known.

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.

None known.

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.

An archeological Survey was performed and submitted to the Washington State Department of Cultural and Historic Resources

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.

None proposed besides City and State required civil construction plan note and plat note about any findings per City and State codes.

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.

All lots will access a new street which will connect to existing NE Ward Road and existing NE 91st Street.

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

No, C-Tran route is along Ward Road.

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

Parking along interior streets and in driveway and garages of new homes. None eliminated.

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).

2 new streets improvement.

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?

Approximately 250 ADT, peak hours: 7-8am & 5-6pm.

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:

None 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.

Yes, a slight increase in all services.

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

Builder will pay all required impact fees.

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.

City of Vancouver for water and sanitary sewer. Clark Public Utilities for electric. NW Natural Gas for natural gas. Comcast and CenturyLink for communications.

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: Mason Wolfe

Position and Agency/Organization: Employee, Hockinson Hollow, LLC

Date Submitted: 04/01/2020