

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 8, 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 8, 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 8/21/2020



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:	Kuokka PUD Subdivision
Case Number(s):	PLD-2020-00065
Request:	The applicant requests approval to divide 9.43 acres into 40 lots for a Planned Unit Development for single family homes in the R1-6 zone.
Address:	3116 NE 119 th Street, Vancouver, WA 98686
Parcel number(s):	186219-000, 186286-000, 186354-000, & 186372-000
Applicant:	Hinton Development Services LLC Attn: Joe Melo 1410-A NE 3 rd Court Suite 106 Vancouver, WA 98685 joe@hintondevelopment.com
Owner(s):	Hubard Kuokka 3415 Greer Road Palo Alto, CA 94303 kuokka@computer.org
Contact Person:	Travis Johnson 604 W Evergreen Blvd Vancouver, WA 98660 Travis@plsengineering.com
Staff contact:	Bryan Mattson, Planner II (564) 397-4319 bryan.mattson@clark.wa.gov
Neighborhood Association/Contact:	<i>This site is not located in an active Neighborhood Association</i> Contact Neighborhood Program Coordinator or Marilee.mccall@clark.wa.gov
Date this Public Notice issued:	August 24, 2020
Legal description of property:	Tax lots 208, 50, 190, & 122, located in the SW 1/4 of Section 25, Township 3 North, Range 1 East, Willamette Meridian

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Section 40.520.080 (Planned Unit Development), 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 11, 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: September 8, 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 August 27, 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 8, 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

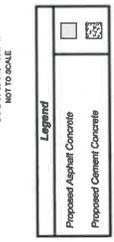
The Hearing Examiner normally issues a decision within two weeks after the close of the record. The decision of the Hearing Examiner is final unless:

- 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.

NO.	DATE	DESCRIPTION
1	05/14/2020	PRELIMINARY
2		
3		
4		

Project No.	3045
Scale	1" = 40'
Drawn by	JMT
Checked by	JMT
Reviewed by	JMT



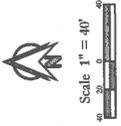
APPLICANT:
 Hixon Development Services, LLC
 14010A NE 3rd Ct, Suite 106
 Vancouver, WA 98685
 Phone: (360) 546-1220
 Email: psl@hixondevelopment.com

PROJECT CONTACT:
 Travis Johnson, PE
 604 W Evergreen Blvd.
 Vancouver, WA 98680
 Phone: (360) 544-5239
 Fax: (360) 544-5239
 Email: travis@hixonengineering.com

OWNER:
 Hubert Kuokka
 115 1/2 Street NW
 Portland, OR 97209
 Phone: (503) 241-5433
 Email: kuokka@computer.org

Kuokka PUD Subdivision

Located in the SW 1/4 Of Section 25, Township 3N,
 Range 1E, W.M.,
 Clark County, Washington



PROJECT NOTES

PARCEL NUMBERS:
 18627000, 18627000, 18628000, 18628000

SITE ADDRESS:
 3116 NE 119TH ST, VANCOUVER, WA

SITE AREA:
 18627000: 194,616 S.F. (4.47 ACRES)
 18628000: 28,907 S.F. (0.67 ACRES)
 18628000: 28,907 S.F. (0.67 ACRES)
 18628000: 31,258 S.F. (0.72 ACRES)
 TOTAL: 410,611 S.F. (9.43 ACRES)

PROPOSED LOT AREAS:
 There are 46 lots proposed to be used for residential purposes.
 Average Lot Area = 5,469 SQ. FT.

TRANSPORTATION
 NE 119th Street has 6' wide bicycle lanes and 6' wide detached sidewalk on either side of the street. C-Train runs along NE Highway

59' over 2,000' to the west of the site. The site has a proposed access point from NE 119th Street via a public road.

WATER AND SEWER
 The nearest fire hydrant is located on the NE 119th Street to the west of the site. There are no known water wells on-site. Any wells found will be properly abandoned prior to site development. Any electric systems found will be properly abandoned prior to site development.

Water Purveyor = Clark Public Utilities
Wastewater District

EXISTING ZONING:
 R14 (Rural Residential Single-Family) (Map 10015 S.F.)
 Max. Avp. Lot Area = 6,000 S.F.
 Avp. Min. Lot Width = 80'
 Avp. Min. Lot Depth = 80'

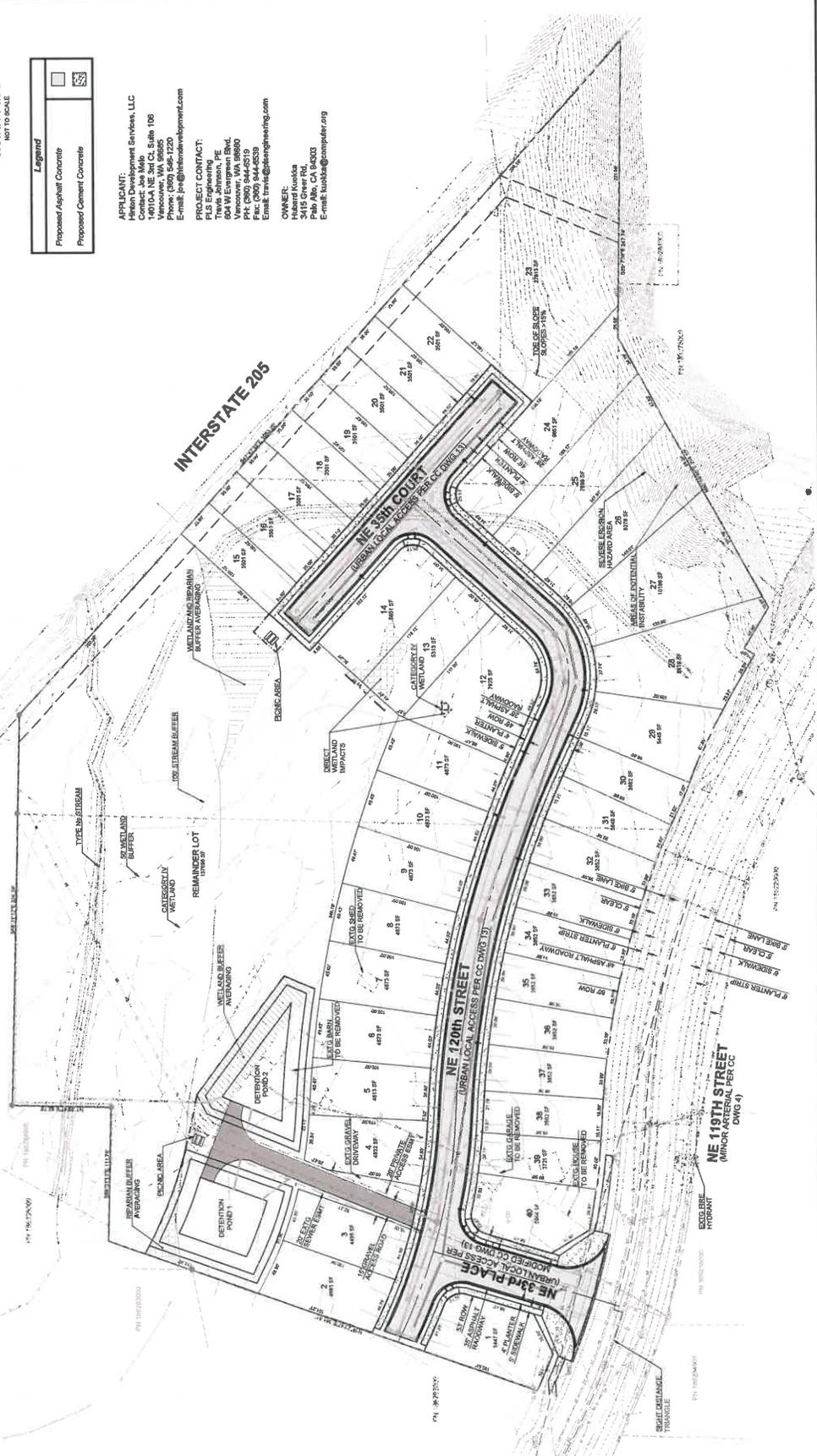
DENSITY: 7.3 - 5.1 D.U./AC

SETBACKS:
 Front = 10', Garage = 10', Street Side = 10',
 Interior Side = 6', Rear = 10'
 Max. Lot Coverage = 50%, Max. Building Height = 4'

ELECTRICAL SERVICE:
 Clark PUD

PROPOSED STORMWATER PLAN:
 The stormwater management plan for this site shall be located, connected to detention ponds, and discharged to the Type II stream on-site.

Boundary data and topographical information shown on plan was prepared by PLS Engineering.





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:

Kuokka Subdivision PUD

2. Name of applicant:

Hinton Development, LLC

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

*Contact: Joe Melo
14010-A NE 3rd Ct Suite 106
Vancouver, WA 98685
(360) 546-1220*

4. Date checklist prepared:

April 13, 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 phasing is proposed*

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 Report, Geotechnical Report, JARPA Application.

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.

There are no other applications pending that affect the subject property.

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*
- *Wetland Permit*
- *JARPA Application*
- *Habitat Determination*

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.)

Site acreage is approximately 9.43 acres. The applicant is proposing to construct a 40-lot Planned Unit Development Subdivision complying with Clark County Code.

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 3116 NE 119th Street, Vancouver, WA 98686. Clark County GIS information identifies the parcel in the SW 1/4 of Section 25, Township 3 North, Range 1 East of the Willamette Meridian. The site is identified as parcel numbers 186219000, 186372000, 186286000 and 186354000 per Clark County assessor records. See the proposed development plans for a preliminary plat, 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 60% per the Geotechnical Report 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.

*Per the Developers GIS Packet for the site, there are the following soils on site Dollar loam DoB, Cove silty clay loam CvA & Hillsboro silt loam HoG
It is unknown if these soils are classified as agricultural or if the site contains prime farmland.*

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

The Developers GIS Packet shows areas of potential instability and severe erosion hazard areas.

- 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 public 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 40 %

- 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.

An un-named stream runs through the north side of the site with an associated 100' riparian buffer. The stream is a tributary to Salmon Creek. There is a category IV wetland on site.

- 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.

There will be work within 200 feet of the onsite wetlands and stream. Storm facilities will be built within 25' of the wetland. A small portion of the wetland will be filled to facilitate access to the north end of the site and to meet minimum density requirements. A stormwater outfall pipe will be installed near the stream to discharge runoff from the site. A critical areas report and mitigation plan have been included with the land use application.

- 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.

The mitigation plans shows the wetlands that are affected by the proposal. Up to 5' of fill will be placed within an existing wetland area. The source of fill material is unknown. Offsite material may be required.

- 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 and no water is anticipated to be discharged to ground water.

- 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.

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 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 a treatment vault and then a detention pond. From the detention pond the stormwater will be released near the stream that runs through the site.

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 –birch, cottonwood.**
- 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, English ivy**

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

Approximately 50% of the site vegetation will be stripped for site preparation. Much of the wetland area will be retained in an open space tract.

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. Streets will be landscaped with shrubs and trees per the Clark County roadway standards.

- 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:

A 3.16 acre open space tract is proposed that will retain existing vegetation including that will be beneficial for wildlife.

- 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 on site. Utilizing the Department of Ecology's, "What's in My Neighborhood" online mapping tool, there are 9 clean up sites within 1 mile of the site. Of those 9 sites, 7 have completed clean up and have been granted NFA (no further action) status. The two remaining sites are:

- Exxon Station 73954 – cleanup work is complete and the site is being monitored for former petroleum contamination.*
- Unocal Service Station 6166 – cleanup work is complete and the site is being monitored for former petroleum contamination.*

- 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 known

- 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. I-205 lies just east/northeast of the site and provides typical freeway traffic noise.

- 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 is comprised of four parcels, one of which has an existing single-family home. Surrounding parcels are developed with single family homes. This development will not affect those current 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?

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 oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

Not to the applicant's knowledge.

- c. Describe any structures on the site.

A single-family residence, a barn and an outbuilding currently exist on site.

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

All structures will be removed.

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

R1-6, 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.

There is a Category IV wetland and an un-named tributary to Salmon Creek on site. There are steep slopes, potential areas of instability and severe erosion hazard areas mapped by Clark County GIS. Mapping indicators for Habitat and Species Impacts are shown by Clark County GIS as well as a Biodiversity Area and Corridor. Archaeological predictive is high on this site.

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

It is currently planned that this development will contain 40 lots/homes. At 2.8 people per household there would be a total of approximately 112 people residing within this development at the time of full buildout.

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

Approximately 2-3 people could be displaced with this project through the removal of the existing home.

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

The proposal will provide 40 new single-family homes which will reduce displacement impacts.

- 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 40 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.

One existing residence. The income level housing type is unknown.

- 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 at this time.

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

Approximately 9.43 acres of field 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. The main roadway frontage will be landscaped with shrubs and trees per the Clark County roadway standards.

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?

Salmon Creek Regional Park/Klineline Pond is approximately 1 mile west of the project. Greyhawk Neighborhood Park is approximately 3/4 of a mile east 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.

An Archaeological Predetermination Survey Report and submittal to the Department of Archaeology and Historic Preservation (DAHP) is required for this project. Applied Archaeological Research, Inc. (AAR) performed an onsite field investigation on March 9 and 10, 2020. A Predetermination Survey Report was completed and has been submitted to DAHP. A confirmation of receipt e-mail from DAHP has been provided with this submittal under Tab 23 as proof of this submission. The report dated April 17, 2020 documents that 2 test pits along the wetland area, outside of the proposed site development, contained cultural artifacts.

- 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 report utilized a surface survey 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.

Based on the findings of the Archaeological Predetermination, the cultural artifacts were found outside of the proposed land disturbing activities for this project. Because the area will be unaffected, no additional archaeological fieldwork was recommended. It was recommended that the location of the findings be marked on all final design plans and designated a "highly sensitive area" that is to be avoided. 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 NE 119th Street which is an Urban Minor Arterial abutting the south side of the site. New roads are proposed to serve the development, they 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. C-Tran runs along Highway 99 approximately 0.75 miles west of the site.

- 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. This project will eliminate no parking spaces.

- 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 proposes to construct NE 138th Ave, and NE 117th Street as public 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.

- 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?

Development of project is expected to generate 369 new daily trips. The peak volume will occur during the PM peak hour.

- 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 development will not interfere with, affect or be affected by the movement of agricultural and forest products on roads 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:

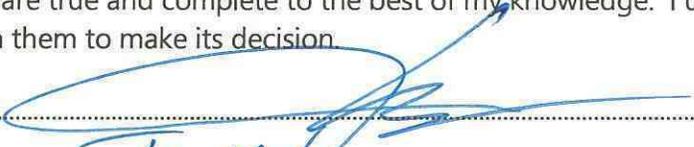
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

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*

C. Signature [\[HELP\]](#)

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

Signature: 

Name of signee *Joe Melo*

Position and Agency/Organization *Manager of Projects/Hinton Development*

Date Submitted: *5/29/202*