

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

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

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

Closing date for public comments: October 9, 2020

Hearing date, time, and location

Due to the ongoing public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County has modified the hearing and public testimony procedures relating to this matter. The hearing will be held via Webex (a video conferencing service). Participants do **not** need internet access and can connect by phone. See below for additional information.

You must contact staff no later than noon on October 22, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

Revised 9/24/2020



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:	Rachels Ranch Subdivision
Case Number(s):	PLD-2020-00014/FPA-2020-00152/WHR-2020-00240
Request:	Subdivide roughly 17 acres into 101 single-family detached lots located in the R1-5 zone
Address:	10804 NE 130 th Avenue
Parcel number(s):	200122000, 200195000, 200199000
Applicant:	Brian Groth PMB 1565 Ridgefield, WA 98642 ccswsolutions@gmail.com 360.567.9470
Owner:	Songbird Holdings 10013 NE Hazel Dell Avenue PMB #504 Vancouver, WA 98685 Email - nick@ospreyhomes.com
Staff contact:	Richard Daviau, Planner 564.397.4895 richard.daviau@clark.wa.gov
Neighborhood Association/Contact:	Greater Brush Prairie - Rick DeNise (president) Email - greaterbrushprairie@gmail.com
Date this Public Notice issued:	September 24, 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 9, 2020
Fully Complete date: August 10, 2020

Public Comment

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

Closing date for public comments: October 9, 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 October 22, 2020 to sign up to testify at landuse@clark.wa.gov (preferred) or 564-397-4483. Staff will provide you information on participating in the hearing.

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

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
City of Vancouver - Public Water
Clark Regional Wastewater - 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

RACHELS RANCH SUBDIVISION PHASES I, II & III PRELIMINARY LAND DIVISION

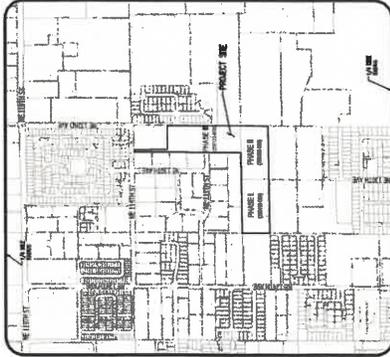
IN A PORTION OF THE
NE & SE 1/4'S OF SECTION 34
T. 3 N., R. 2 E., W. 1 M
CLARK COUNTY, WASHINGTON

OWNER:
CORREY HOMES, LLC
10015 NE HAZEL DELL AVE, PMB #504
WACKODER, WA 98080
PH: 360-435-4400
EMAIL: MCK@CORREYHOMES.COM

APPLICANT/ CONTACT:
BIG DESIGN, LLC
PMB #1085
14000 141ST AVE NE, SUITE 100
WACKODER, WA 98080
PH: 360-967-9470
EMAIL: CORRECTIONS@GMAIL.COM

SURVEY FIRM:
M&S ENGINEERING & SURVEYING, INC.
2000 E. EVERGREEN BLVD.
WACKODER, WA 98081
CONTACT: DAVID DENNY
PH: 360-694-5313
EMAIL: DDD@M&SURVEY.COM

VICINITY/ SITE MAP NOT TO SCALE



SITE STATISTICS:
PARCELS: 20012-000 (PHASE I)
PARCELS: 20013-000 (PHASE II)
TOTAL ACRES: 114.0
ZONED: R1-5
PARCELS: 20014-000 (PHASE III)
PARCELS: 20015-000 (PHASE III)
TOTAL ACRES: 114.0

KEYED NOTES:
ALL PROPOSED DRIVEWAYS SHALL BE 10 FEET RESTRICTIVE ROAD WIDTH WITH 5 FEET SIDEWALKS ON BOTH SIDES. DRIVEWAYS SHALL BE 10 FEET WIDE WITH 5 FEET SIDEWALKS ON BOTH SIDES.
① EXISTING PAVED DRIVEWAY WITH 5 FEET SIDEWALKS ON BOTH SIDES.
② EXISTING PAVED DRIVEWAY WITH 5 FEET SIDEWALKS ON ONE SIDE.
③ EXISTING PAVED DRIVEWAY WITH 5 FEET SIDEWALKS ON ONE SIDE AND 10 FEET RESTRICTIVE ROAD WIDTH.
④ EXISTING PAVED DRIVEWAY WITH 5 FEET SIDEWALKS ON ONE SIDE AND 10 FEET RESTRICTIVE ROAD WIDTH WITH 5 FEET SIDEWALKS ON BOTH SIDES.

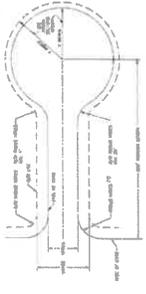
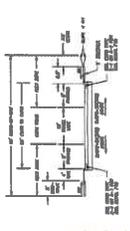
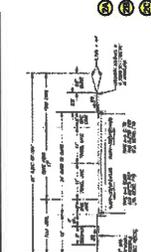
URBAN MINOR ARTERIAL M-26b (DWG 5)

URBAN COLLECTOR C-2b (DWG 7)

LOCAL RESIDENTIAL (DWG 19)

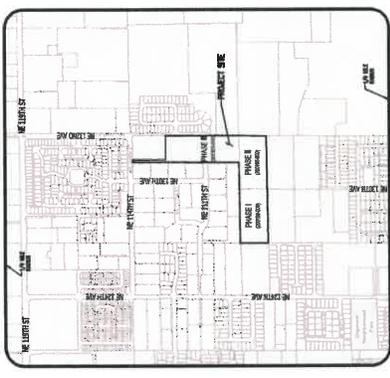
URBAN CUL-DE-SAC (DWG 23)

URBAN PRIVATE ROAD (DWG 16)



SCALE: 1" = 80 FEET



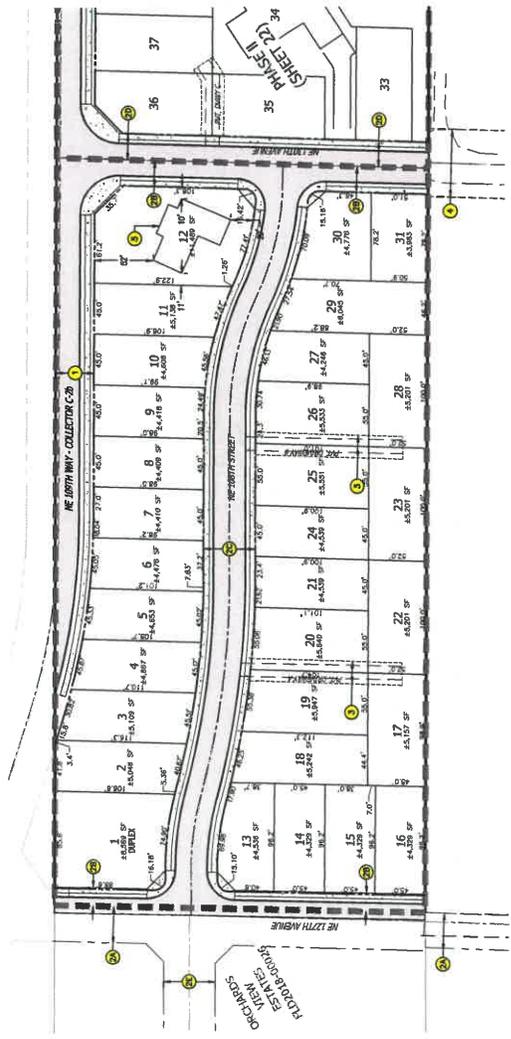


VICINITY/ SITE MAP
NOT TO SCALE

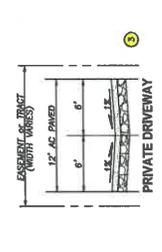
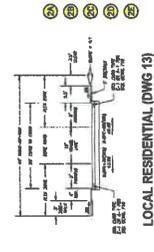
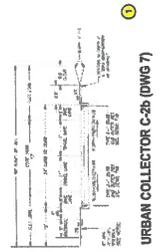
SITE STATISTICS:

ZONING: R1-5
TOTAL SITE AREA: 207,288 SF (4.76 ACRES)
TOTAL PROPOSED RESIDENCIAL PHASE I AREA: 98,488 SF (2.24 ACRES)
NET SITE AREA: 108,799 SF (2.48 ACRES)
TOTAL UNDEVELOPED AREA: 25,010 SF (0.57 ACRES)
DUAL LANE: 648
AVERAGE LOT AREA: 4,796 SF
PARCELS: 37 PARCELS (PHASE I)
PARCEL AREA: 4,600 ACRES
ZONED: R1-5

- KEYED NOTES:**
- 1. ALL PROPOSED CHANGES SHALL BE PER THEIR RESPECTIVE ROAD AND UTILITY SPECIFICATIONS AND SHALL BE IN ACCORDANCE WITH THE CITY OF CLARK COUNTY, WA SPECIFICATIONS AND STANDARDS.
 - 2. 1/4" = 1" (ONLY) LOCAL RESIDENTIAL.
 - 3. 1/4" = 1" (ONLY) LOCAL RESIDENTIAL.
 - 4. 1/4" = 1" (ONLY) LOCAL RESIDENTIAL.
 - 5. 1/4" = 1" (ONLY) LOCAL RESIDENTIAL.
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 - 37. 1/4" = 1" (ONLY) LOCAL RESIDENTIAL.



RACHELS RANCH SUBDIVISION
PHASE I



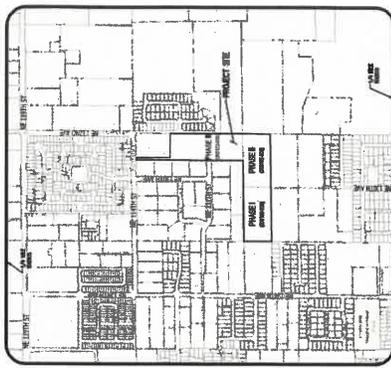
R-1-5 ZONING REQUIREMENTS:

Zoning District	Residential Density for PUDS (6 DU/acre)	Minimum Lot Area (sq. ft.)	Average Lot Area (sq. ft.)	Minimum Lot Width (feet)	Average Lot Width (feet)	Minimum Lot Depth (feet)	Average Lot Depth (feet)
R1-5	8.7 - 6.2	4,000 per duplex unit	7,000	45	45	85	85

Table 10.1.1.1 - 2. Lot Requirements



RACHELS RANCH SUBDIVISION PHASE II



VICINITY/ SITE MAP
NOT TO SCALE

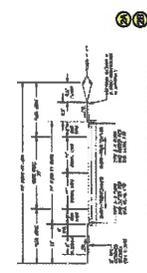
PHASE II STATISTICS:

ZONING: R1-5
TOTAL SITE AREA: 277.75 AC (19.1 AC ACRES)
TOTAL IMPROVED: 60,000 SF (0.68 ACRES)
IMPROVEMENTS: 1,200 SF (0.013 ACRES)
PRIVATE TRACTS: 1,200 SF (0.013 ACRES)
NET SITE AREA: 276.55 AC (19.08 ACRES)
TOTAL UNIMPROVED AREA: 217.75 AC (19.08 ACRES)
PARCELS/LOT AREA: 6,000 SF (0.136 ACRES) (AVG)
PARCELS/LOT AREA: 6,000 SF (0.136 ACRES)
PARCELS/LOT AREA: 6,000 SF (0.136 ACRES)
TOTAL: 194

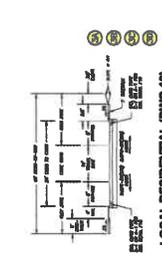
- KEYED NOTES:**
- 1. ALL IMPROVEMENTS SHALL BE PERMITTED UNDER THE R1-5 ZONING DISTRICT.
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 - 64. ALL IMPROVEMENTS SHALL BE PERMITTED UNDER THE R1-5 ZONING DISTRICT.
 - 65. ALL IMPROVEMENTS SHALL BE PERMITTED UNDER THE R1-5 ZONING DISTRICT.



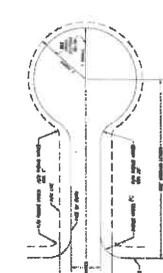
1 URBAN MINOR ARTERIAL R-2cb (DWG 5)



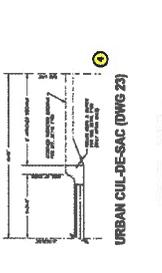
2 URBAN COLLECTOR C-2b (DWG 7)



3 LOCAL RESIDENTIAL (DWG 19)



4 URBAN CUL-DE-SAC (DWG 23)



5 PRIVATE DRIVEWAY

R1-5 ZONING REQUIREMENTS:

Zoning District	Residential Density for RUDs (d.u./acre)	Minimum Lot Area (sq. ft.)	Maximum Average Lot Area (sq. ft.)	Average Lot Width (feet)	Average Lot Depth (feet)
R1-5	8.7 - 6.2	4,000 per duplex unit	7,000	45	65

Table 10-2.01.01-2, Lot Requirements

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.”

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is “does not apply.” In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.

Revised 9/1/11



Community Development
1300 Franklin Street, Vancouver, Washington
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www.clark.wa.gov/development



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

A. Background

1. Name of proposed project, if applicable:

Rachel's Ranch Subdivision

2. Name of applicant:

Brian Groth

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

*PO Box 1565
Ridgefield, WA 98642
360-567-9470*

4. Date checklist prepared:

January 02, 2020

5. Agency requesting checklist:

Clark County

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

The applicant is targeting the summer of 2020 for project construction.

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

Not at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

A development review by the health department will be required.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

No applications unrelated to the preliminary subdivision review process are known to affect the property at this time.

10. List any government approvals or permits needed for your proposal:

This project will require preliminary site plan review approval, final engineering approval, grading permit, building permit, and any other permits or approvals related to those processes.

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

The applicant proposes to divide 17 acres into 102 single-family residential lots in the R1-5 Zone. The project is divided into three phases.

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

The project is located on parcels 200122-000, 200195-000, 200199-000 in a portion of the northeast and southeast quarters of section 34, T3N, R2E WM.

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

Flat

- b. What is the steepest slope on the site and the approximate percentage of the slope?

0-5%

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

LeB 35.9%

MIA 7.9%

SvA 56.2%

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

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading will be necessary to accommodate new roads. Grading will be designed to balance cut and fill to the import or export of soil. Some soil import or export may be required. Quantities of cut and fill will be determined during final engineering design.

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

Erosion risk is low at this site due to the flat existing topography. However, the project will be required to implement erosion control measures during construction to mitigate any erosion risks.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

±80%

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

Erosion control measures will be implemented during construction to provide short-term erosion control, and landscaping will be installed after construction to provide long-term erosion control.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

During construction, any gas-powered equipment or vehicles will emit exhaust into the air. Construction may also cause dust particles to become airborne. After completion, vehicles visiting the site will continue to emit exhaust. Quantities of emissions are unknown.

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

None known.

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

Dust control measures will be implemented during construction as a component of erosion control measures. Vehicles and equipment are manufactured in accordance with EPA's emission control regulations.

3. Water

Agency use only

- a. Surface:

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

There is a wetland mapped on-site and another mapped off-site on an adjacent parcel.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

Yes. The on-site wetland will be filled. Streets will be constructed within 200' of the off-site wetland.

- 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.

Structural fill will be placed in the onsite wetland.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

N/A

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

No

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

No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No ground water will be withdrawn. Treated stormwater may be discharged to the ground if soil infiltration rates are high enough to make it feasible.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

This project will connect to public sewer and will not discharge waste material into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. Agency use only

Stormwater from roofs and paved surfaces will be collected, conveyed, and discharged in accordance with the final engineering design. Stormwater will likely be infiltrated into the ground if feasible. If 100% infiltration is not feasible then part or all of the storm runoff will be detained and released to surface waters at pre-developed rates.

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

Yes, runoff from pollution generating surfaces could enter ground or surface waters if untreated.

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

The project will provide stormwater treatment facilities that will treat storm runoff from pollution generating surfaces prior to release to ground or surface waters.

4. Plants

- a. Check and underline types of vegetation found on the site

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

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

All existing vegetation will be removed during construction.

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

None known.

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

Street trees and landscaping will be provided by the developer. Lot owners will provide landscaping around new homes following vertical construction.

5. Animals

- a. Underline any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

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

Agency use only

None known.

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

The entire region is within the Pacific Flyway migration route.

- d. List proposed measures to preserve or enhance wildlife:

Landscaping may provide limited wildlife habitat.

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.

The project will require electricity for lighting and other uses. If natural gas is available, the project may utilize that as an energy source as well. The project may utilize solar energy, but that is not known at this time.

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

No

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

This application is for site plan review and approval. Energy use and conservation features are associated with the building. The building design will be reviewed in accordance with the building permit process. The building design and energy use considerations are outside the scope of this application process, and energy conservation features are unknown at this time.

7. Environmental health

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

None known.

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

None known.

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

Clark County Community Development and Public Health will review the project for compliance with all regulations associated with environmental health hazards, if any.

- b. Noise

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

Traffic on adjacent roads. Noise levels are acceptable and not expected to impact the project.

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

Agency use only

Noise from construction equipment will occur in the short term. Noise from traffic and people will occur long term.

- 3) Proposed measures to reduce or control noise impacts:

None.

8. Land and shoreline use

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

The current use of the site is rural residential on acreage. Each existing parcel contains an existing home and outbuildings. Adjacent property uses are residential.

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

Unknown.

- c. Describe any structures on the site.

Existing homes and outbuildings.

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

All outbuildings and one home will be demolished. Two homes will be retained.

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

R1-5, low density residential

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

UL

- g. What is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

Yes, wetlands have been mapped on or near the site.

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

200-410

- j. How many people would the completed project displace?

Unknown, the existing mobile home that is being removed may contain 1-6 residents.

- k. Please list proposed measures to avoid or reduce displacement impacts:

New housing is provided to offset displacement.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The project has been designed to comply with all zoning requirements prescribed by the Clark County Code.

9. Housing

Agency use only

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

102 middle income units

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

1 low income unit would be removed.

- c. List proposed measures to reduce or control housing impacts:

Housing will be increased from 3 units to 102 units.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

The building height and exterior materials have not been determined at this stage, but all new homes will meet Clark County building code requirements.

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

Views onto or across the site would be altered by the development.

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

The project will comply with aesthetic requirements through landscaping and architectural measures.

11. Light and glare

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

The project will provide street lights that will provide lighting at night.

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

Lighting will be inspected by local officials for compliance with local codes, so no safety hazards are anticipated.

- 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:

Light fixtures will be aimed and shielded as necessary to reduce glare and other negative impacts to adjacent properties.

12. Recreation

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

Dogwood Park is located to the southwest of the project.

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

Agency use only

No

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

The project will install frontage improvements on all streets that include pedestrian sidewalks. This will improve pedestrian walking opportunities within and around the site.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

None known.

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

None known.

- c. Proposed measures to reduce or control impacts:

None.

14. Transportation

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

The project will connect to and improve NE 109th Way, NE 127th Avenue, and NE 132nd Avenue. The project will also stub NE 130th Avenue, NE 131st Avenue, and NE 111th Street to adjacent property lines for future extensions and circulation. Internal streets and driveways will provide access to lots.

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

No. There are no transit routes or stops within ¼ mile of the project.

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

N/A

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

Yes, the proposal will require improvements to existing public streets, construction of new public streets, and construction of new private streets.

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

No

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

According to ITE Code 210, the project will generate approximately 971 ADT with 77 AM & 102 PM peak hour trips. The site currently generates 29 ADT with 2 AM & 3 PM peak hour trips.

- g. Proposed measures to reduce or control transportation impacts:

The project will be required to pay traffic impact fees during development.

15. Public services

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

Yes, The project will add 99 new households to the County's infrastructure which will result in an increased need for all of the above services.

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

The project will pay for service impacts through taxes and impact fees.

16. Utilities

- a. Underline the 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 or near the site:

Water: Clark Public Utilities
Sewer: Clark Regional Wastewater District
Telephone: Qwest or Comcast
Internet: Qwest or Comcast
Electricity: Clark Public Utilities
Garbage: Waste Connections

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: Brian S. Gerth Date Submitted: 01/02/2020