

Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

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, 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 and 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.

Date of this notice: October 14, 2020

Closing date for public comments: October 29, 2020 – fifteen days from notice

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: Leilani Ridge Apartments

Case Number: PSR-2020-00109; WHR-2020-00203

Request: The applicant is requesting site plan approval to remove the existing single-family residence and place a new apartment complex containing 3 buildings and a total of 50 units all located within the OR-30 zoning district.

Location: 14118 NE 35th Avenue

Revised 7/9/13



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

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.

Public Comment Deadline: October 29, 2020

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Melissa Curtis
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Email: Melissa.curtis@clark.wa.gov

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.

Responsible Official: Dan Young, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

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

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

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.

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.

Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

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 Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation

Special Purpose Agencies: Fire Protection District # 6
Clark Public Utilities
Clark Regional Wastewater District

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
Fairgrounds Neighborhood Association

Additional attachment for agencies:

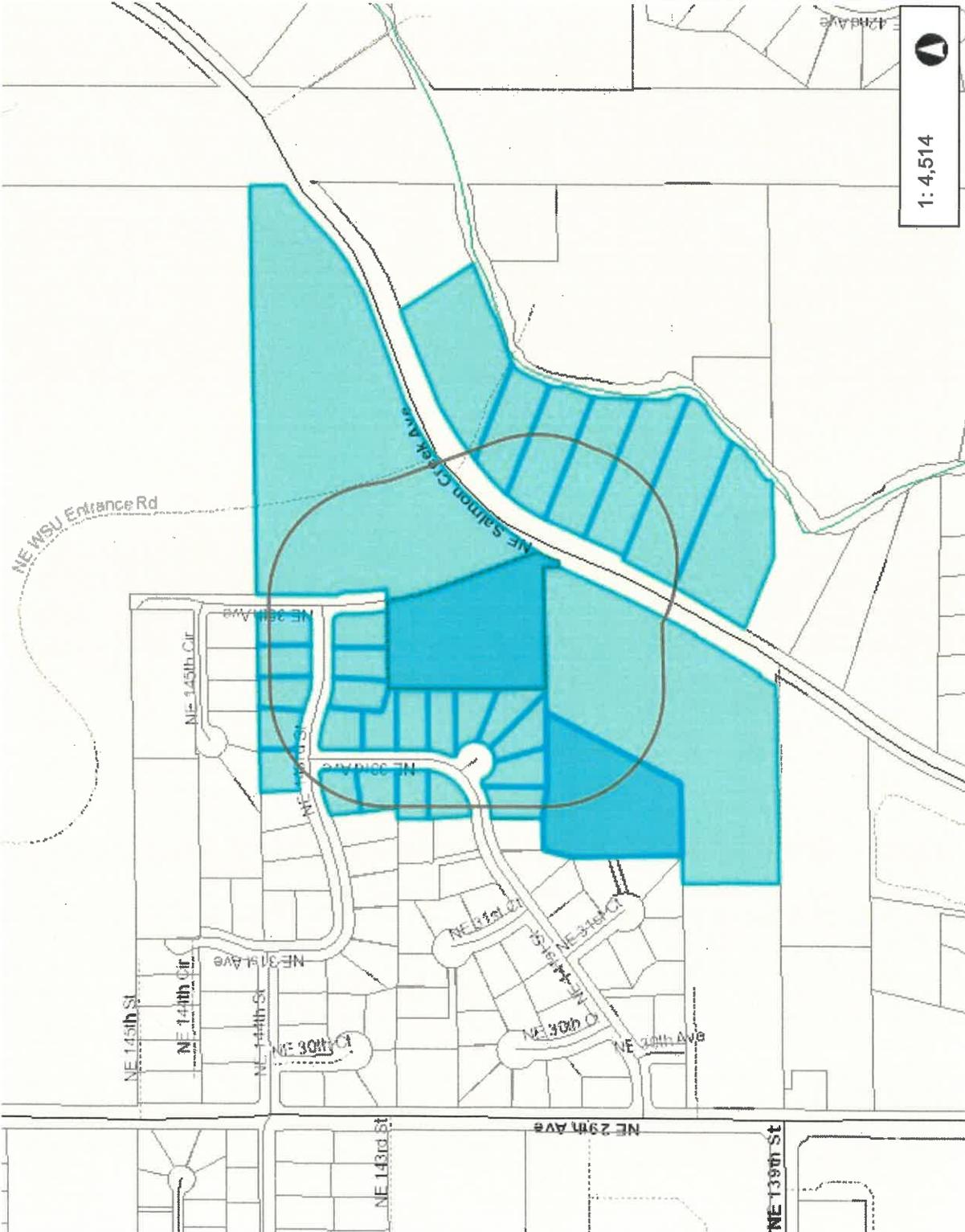
- SEPA checklist

Leilani Ridge Apartments 300' List



- Legend**
- Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
 Parcels within 300 foot radius of the project.



1: 4,514



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.

SEPA ENVIRONMENTAL CHECKLIST

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:

Please adjust the format of this template as needed. 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: Leilani Ridge Two Apartments
2. Name of applicant: MAJ Development
3. Address and phone number of applicant and contact person:

Applicant

MAJ Development
Attention: Brandi Ho
300 West 15th Street, Suite 200
Vancouver, WA 98660
brandi@majdevelopment.com
(360) 823-5112

Contact Person

Mackenzie
Attention: John Floyd
101 E 6th Street, Suite 200
Vancouver, WA 98660
jfloyd@mcknze.com
(360) 787-7360

4. Date checklist prepared: June 15, 2020

5. Agency requesting checklist: Clark County

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

Construction is expected to begin upon receipt of all necessary permits.

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

N/A. There are no future additions, expansion, or further activity related to this proposal.

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

An arborist tree survey was conducted to identify Oregon White Oaks and evaluate potential impacts resulting from the removal of two (2) Douglas Firs from within its dripline, and determine the habitat value of a snag located on the site. A geotechnical report was conducted. An Archaeological Pre-Determination report was completed by WillametteCRA. The conclusion of the report was that an archaeological resource survey is not necessary. Transportation and stormwater studies have also been prepared related to the proposal.

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.

N/A.

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

- Clark County Early Grading Permit
- Clark County Habitat Review

- Clark County Site Plan Review
- Clark County Critical Areas Permit
- Clark County Technical Road Modifications
- Clark County Sign Permit
- Clark County Public Health Site Review
- Clark County Demolition Permit
- Clark County Excavation, Fill and Stockpile (Grading) Permit (including early grading if possible)
- Clark County Building Permit
- Clark County Mechanical Permit
- Clark County Plumbing Permit
- Clark County Electrical Permit
- Clark County Fire Marshal Extinguishing System Permit
- Clark County Fire Marshal Fire Alarm System Permit
- Clark County – Engineering permits necessary for frontage improvements
- Washington State Department of Ecology Construction Stormwater NPDES Permit

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.)

Leilani Ridge LLC seeks to redevelop approximately 2.88 acres at 14118 NE 35th Avenue for an approximately 50-unit multi-family development consisting of three (3) apartment buildings with associated parking, maneuvering, and landscaping.

The proposed development generally consists of the following scope of work:

Building

- Construct two (2), three-story apartment buildings with 24 units each, containing a total of 12 one-bedroom units and 36 two-bedroom units.
- Construct one (1), two-story building with six (6) vehicle garages on the ground floor and two (2) apartments located above with two bedrooms each.
- The estimated square footage for each building is as follows:
 - Apartment Building A: 28,900 SF
 - Apartment Building B: 24,145 SF
 - Apartment Building C: 4,600 SF
- Apartment buildings will be sprinklered and have AC.

- Serving the apartments will be outdoor recreation areas, a covered trash enclosure and approximately three carport structures to shelter a portion of the parking lot.

Site

- **Access:** Improve the recently vacated NE 35th Avenue right-of-way to driveway standards so that it can become an access drive for the property from NE Salmon Creek. The vacated segment extends the full length of the project site, and was made effective by Clark County Council on January 21, 2020.
- **Water Service:** All buildings will have domestic water, irrigation and fire service. Building A will directly connect to the existing water line in the recently vacated NE 35th Avenue right-of-way. Building B and C will tie into a proposed 8" water main running through the middle of the parking area, which will then connect to the existing water main on NE 35th Avenue.
- **Sanitary Sewer:** Building A will connect directly to existing sanitary line in the recently vacated NE 35th Avenue right of way. Building B and C will connect to a proposed sanitary manhole, which discharges to the existing sanitary mainline in the recently vacated right of way.
- **Stormwater:** Stormwater from buildings A, B and C will flow through conveyance pipes to a proposed detention facility located underneath the parking lot, north of Building C.

Stormwater from the parking lot will first discharge to proposed modular wetland systems located throughout the site. The water will then discharge detention facility north of Building C. Stormwater from the detention facility will then flow to a proposed stormwater manhole located in the former NE 35th Avenue right-of-way.

Stormwater from the proposed driveway improvements (NE 35th Avenue) will be collected with a trench drain at the bottom of the street and will be treated with a proposed modular wetland. Stormwater will then flow to a proposed detention facility south of the site and then discharge to a proposed stormwater manhole located on NE 35th Avenue. With the use of modular wetlands, and detention facilities, the proposed site provides both water quality and flow control.

- **Frontage Improvements:** Due to steep slopes along the access driveway a retaining wall will be proposed. A publicly accessible pathway and stairs will run the length of the site between the terminus of NE 35th Avenue right of way at the northern edge of the site, all the way down to NE Salmon Creek Avenue. A gate permitting emergency vehicle access will be added along the frontage of NE 35th Avenue, and a new residential driveway constructed along the frontage of NE Salmon Creek Avenue.
- Landscaping improvements, parking, waste enclosures, and other site improvements necessary to support multi-family residential.
- Internal circulation that provides connection between internal buildings and site amenities, NE 35th Avenue and NE Salmon Creek Avenue street sidewalk.

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 consists of tax lot 603269000 and is immediately adjacent to Washington State University to the east, Salmon Creek Parkway to the southeast, the Avalon Meadows Subdivision to the north, and DLS Estates Subdivision to the west. The general address is 14118 NE 35th Avenue, Vancouver, WA 98686. Site plans, vicinity maps, and topographic maps are included in the Site Plan documentation in Exhibit D.

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)?

The geotechnical report identifies a slope up to 35% along the southern portion of the property.

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

The report generated by the NRCS Web Soil Survey indicates that the near surface soils at the site property consist primarily of Gee silt loam (30 to 60 percent slopes) with Hillsboro silt loam (3 to 8 percent slopes) mapped along the southern portion of the site. A revised geotechnical report dated January 6, 2020 has been prepared for the overall property and provides additional near and subsurface information.

No commercially significant agricultural lands will be impacted as a result of this proposal.

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

No surface indications of unstable soils and the geotechnical report reports that the soils on the site are stable.

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

The net volume of cut and fill is estimated to be approximately 2,730 cubic yards. In general, cut and fills across the site will disturb approximately 2.88 acres of the site. Earthwork will generally consist of light mass grading and excavation and backfilling for utilities and foundations. Initial site preparation and earthwork operations will include clearing and grubbing, stripping, and grading to establish subgrade elevation for improvements. Grading is anticipated to be relatively minor due to the relatively flat nature of the site, and concentrated on the northern portion of the site where the buildings will be located, and within and adjacent to the recently vacated right of way to bring site

access to current code. The steeper slopes along the southern portion of the property will remain untouched.

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

Potential erosion related to construction will be addressed by erosion and sediment control plans consistent with the WA Department of Ecology's 2005 Surface Management Manual for Western Washington (SWMMWW). In addition, a grading and erosion control plan will be developed and approved by Clark County prior to commencing construction. The erosion control plan will minimize the potential for erosion from construction activities onsite.

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

Approximately 36% of the site will be covered with impervious surfaces.

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

Develop an approved erosion control plan and implement erosion Best Management Practices on the site during construction; comply with Washington State Department of Ecology NPDES permit requirements for soils disturbance during construction activities.

2. Air

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

During construction, equipment exhaust and dust would occur. Upon project completion, automobile exhaust from future residents would be emitted.

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

Based on the surrounding uses, it is not anticipated that any off-site sources or emissions will impact the proposal.

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

Compliance with applicable state, local and federal regulations.

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.

None, within in the immediate vicinity. Salmon Creek is located about 460 feet southeast of the site. Salmon Creek eventually flows into the Columbia River.

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

No.

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

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.

None proposed.

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 wells are proposed with this project. Water is supplied to the site by Clark Public Utilities.

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 on-site wastewater treatment systems are proposed with this development.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As described in the Stormwater Technical Information Report, Stormwater: Stormwater from buildings A, B and C will flow through conveyance pipes to a proposed detention facility located in the parking lot, north of Building C.

Stormwater from the parking lot will first discharge to proposed modular wetland located throughout the site. The water will then discharge detention facility north of Building C. Stormwater from the detention facility will then flow to a proposed stormwater manhole located on NE 35th Avenue.

Stormwater from the proposed street improvements (NE 35th Avenue) will be collected with a trench drain at the bottom of the street and will be treated with a proposed modular wetland. Stormwater will then flow to a proposed detention facility south of the site and then discharge to a proposed stormwater manhole located on NE 35th Avenue. With the use of modular wetlands, and detention facilities, the proposed site provides both water quality and flow control.

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

It is not anticipated that this site will generate significant waste materials. The site is designed to collect and treat stormwater onsite and then release into the public stormwater system on Salmon Creek Avenue.

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

No.

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

As described in the Stormwater Technical Information Report, stormwater will be collected in one of two ways. Roof water from each building will be collected and piped to an onsite detention facility.

Stormwater from the parking lot and other impervious areas will be collected in modular wetlands located around the site. After the initial treatment the water will discharge to an onsite detention facility. Water from the detention facility will then flow to a proposed stormwater manhole located on NE 35th Avenue.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

Some grass, landscaping and trees on the site will be removed during construction.

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

A 38" Oregon White Oak (*Quercus Garryana*) is located on the site and will be preserved, as noted in the arborist report submitted with the application.

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

An existing Oregon White Oak (*Quercus Garryana*) will be preserved. The completed project will include revegetation of the site per an approved landscape plan. Construction will utilize soils stabilization Best Management Practices which may include temporary seeding and vegetation of disturbed soils.

- 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.

According to the U.S. Fish and Wildlife Service, the entire West Coast is within the Pacific Flyway, a broad migratory corridor that extends from Canada to Mexico.

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

Due to the habitat they provided, an existing Oregon White Oak (*Quercus garryana*) will be preserved. Landscaping, planting, and shrubs to provide ground cover for small animals; trees to provide shade and nesting opportunities.

- 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.

Electric energy may be used to meet the completed project's energy needs for heating, lighting, and other uses, with additional energy sources to be determined through the building permit process.

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

No, the site plan, and building design will not impact the solar energy potential for surrounding properties.

- 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 project will comply with applicable energy requirements in state and local codes.

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 environmental health hazards, exposure to toxic chemicals, risk of fire and explosion, or hazardous waste exposure is anticipated with this proposal.

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

The site's most recent use was residential. There is a single-family house and a manufactured home on the site. Clark County Public Health identified an existing on-site sewage system on the site that will be decommissioned and removed. No other possible sources of contamination are known to be on the site.

- 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.

It is not anticipated that toxic or hazardous chemicals will be stored, used, or produced during the project's development, construction, or at any time during the operating life of the project.

Describe special emergency services that might be required.

No special emergency services are anticipated to be needed.

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

This proposal does not anticipate the need for any measures to reduce or control environmental health hazards.

b. Noise

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

None.

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 construction activity-related noise is anticipated during daylight hours consistent with state and local regulations. Long-term noise associated with the operation is expected to be limited to typical noise generated by a multi-family residence.

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

This development is not anticipated to generate considerable noise. Screening and buffering landscaping features will serve as noise suppression for nearby properties.

8. Land and Shoreline Use

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

The subject site is a single tax lot that is approximately 2.88 acres. The site has two (2) existing structures: a single-family home and a manufactured home. Adjacent uses include: single-family residential west and north, vacant to the east and multifamily residential to the south. The proposed multifamily residential use is expected to be compatible with the surrounding uses. As a result, the proposal is not expected to affect land uses on the nearby or adjacent properties.

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?

Based on aerial photographs available through Clark County GIS, it does not appear the site has been used for farm or forest lands since 1955 (the latest available aerial photograph). In addition, the geotechnical report did not identify conditions that would indicate farming uses. As a result, no commercial agricultural or farmland will be converted to another use. No farmland or forest tax status will be converted to nonfarm or nonforest land use.

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

No. The project site adjoins residential and educational uses.

c. Describe any structures on the site.

The site has two (2) existing structures that will be removed as part of this proposal. One is a single-family house and the other is a manufactured home.

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

Yes, both existing structures will be removed from the site.

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

Office Residential (OR-30).

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

Urban High Density Residential (UH).

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

N/A.

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

None.

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

The proposal is for 50 total apartments: 12 of the units are one bedroom, and 38 of the units are two bedrooms. Assuming a 100% occupancy rate and that per-apartment occupancy will equal number of bedrooms, the development would accommodate approximately 88 people. Alternatively, if occupancy is based on the U.S. census average household size of 2.7 for Clark County, this development could potentially house up to 135 people.

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

One single-family residential home and one manufactured will be displaced, both of which are vacant.

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

None required.

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

This proposal is designed to comply with the Clark County Development code.

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

No agricultural or forest lands of long-term commercial significance are impacted as part of this proposal.

9. Housing

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

The project will add approximately 12 one-bedroom apartments and 38 two-bedroom apartments. It is anticipated that the rent will be competitive and affordable for those making median incomes.

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

Two single-family homes will be eliminated as part of this proposal.

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

None necessary. The project will replace the existing single-family homes with 50 apartment units.

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?

As a result of the sloping grade, the tallest height of the tallest proposed structures will be approximately 45' to the midpoint of the roofline, and approximately 50' to the peak of the roof. The principal exterior material will be wood siding.

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

No protected views will be altered or obstructed.

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

Aesthetic compatibility with the property is ensured by conformance with the minimum setbacks, buffers, landscaping, maximum height, design-standards, and other dimensional standards set out in Clark County Development Code.

11. Light and Glare

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

Onsite lighting includes building interior and exterior lighting, including pedestrian and parking area lighting. Exterior lighting will be used night, evenings, and any other times that additional light is needed outside the building. All lighting proposed for the project will be consistent with applicable development standards in Clark County Development Code.

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?

No off-site sources of light or glare are anticipated to affect the project, and the proposal does not consist of light-sensitive uses.

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

No light and glare impacts are anticipated. All lighting proposed for the project will be consistent with applicable County development standards. See photometric plan.

12. Recreation

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

The development includes outdoor recreation space as required by Clark County development code. The recreational space includes a trail with workout nodes. Vista Meadows neighborhood park is approximately 0.5 miles northwest of the site.

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

The proposal 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:

Recreation opportunities and spaces will be provided as part of this proposal as required through Clark County Development Code.

13. Historic and cultural preservation

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

An Archaeological Report conducted by WillametteCRA reviewed the existing structures on the site. As documented in their report, the previous landowner indicated the bungalow house was built in 1926, but this could not be confirmed. Based on reviewing historic maps, WilametteCRA concluded the house was likely built before 1940. However, age alone is not a marker of eligibility and WilametteCRA does not indicate that the site or structures would be eligible to be listed on nation, 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.

While the project location is situated in a high probability area, the archaeological report prepared by WilametteCRA identified no evidence of precontact archaeological resource during our investigation and post-contact resources were limited to an isolated discovery of three whiteware shards as documented in the report. It therefore recommended no further archaeological investigations for the proposed project.

- 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.

WillametteCRA conducted the analysis by reviewing historical data, previous reports, pedestrian survey, and shovel probing as documented in the report.

- 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.

If any artifacts or human remains are found, work still stop immediately and the applicant will contact County Planning Staff and DAHP.

14. Transportation

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

The site will have full access from NE Salmon Creek Avenue and this portion of the road is designated a minor arterial. An accessible pedestrian path will also be provided to NE 35th Street near the location of the current barricade. The site will also have a vehicle emergency access point through a gate to be located at the current barricade on NE 35th Avenue. Bike and pedestrians will always be able to connect from NE 35th Street to Salmon Creek Avenue.

See the proposed site plan for details.

- 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?

Public transit does not directly serve the site. The closest transit stop is located about 0.5 miles away from the site at NE 139th Street and NE 29th Avenue.

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

The proposal includes 81 parking spaces. No designated parking spaces will be 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).

The project will include a public accessible pathway connecting the terminus NE 35th Avenue at the north end of the site, with Salmon Creek Avenue at the south end of the site. A gate, to be located at the approximate location of an existing street barricade, will prevent private vehicular moments through the site, but will be available for the use by emergency responders.

Frontage improvements along NE Salmon Creek Avenue to include a new residential driveway per Clark County Standards.

- 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 258 new daily new trips will be generated. This includes a total of 10 new AM and 20 new PM peak-hour trips. Trip generation was calculated using *Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition*. See traffic analysis prepared by Mackenzie for additional details.

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:

The applicant has submitted a Traffic Impact Analysis to be reviewed by Clark County.

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.

The proposed development is for 50 one- and two-bedroom apartments. The increase in population to this neighborhood may increase local demand on public services. Per Clark County Development Code Section 40.6 the applicant will pay traffic, park, and school impact fees to ensure that adequate facilities are available and that the development pays a proportionate share of the costs for new facilities needed to serve growth. It is not anticipated that the development would place significant increased demand on fire, police, or healthcare in the area.

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

The applicant will pay traffic, park, and school impact fees to reduce or control the direct impacts of the proposed development.

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.

- Electricity—Clark Public Utilities; on-site extension of electrical services is proposed for the connection of the proposed uses.
- Water—Clark Public Utilities; a public line will be looped through the site. Each apartment building will connect a fire water line and domestic water line to the loop. The community building will not be sprinklered and will not have a fire line.
- Refuse Service—Waste Connections, Inc.; no additional construction is proposed for waste service.
- Telephone—Multiple providers may be used; on-site extension of data and telecommunication lines is proposed to serve the proposed uses.
- Sanitary Sewer—Clark Regional Waste Water District; buildings will either connect to the main line on NW Salmon Creek Road or on the existing line on the NW portion of the property.

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: Michael Jenkins

Position and Agency/Organization: Owner Representative – Leilani Ridge LLC and MAJ
Development

Date Submitted: 6/16/2020