

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

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

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

Closing date for public comments: August 5, 2016

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on August 25, 2016 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

The doors to the Public Service Center will open between 5:45 and 7:00 p.m. for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center, access off Franklin Street.

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

Project Name: 5th PLAIN CREEK SUBDIVISION PHASE 3

Case Number: PLD2016-00010; SEP2016-00024; SHL2016-00020;
HAB2016-00037; FLP2016-00008; EVR2016-00023

Revised 7/15/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
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

Location: Southwest corner of NE 182nd Avenue and NE 81st Circle (subdivision site) and 17212 NE 88TH Street (wetland mitigation site)

Request: The applicant is requesting Subdivision and Shorelines approval for Phase 3 which will include 44 single-family residential lots on 11.67 acres in the R1-10 & R1-20 zoning districts. Phases 1 and 2 were previously approved for 69 lots and a future development lot (which is now proposed as Phase 3) under PLD2015-00026 and SHL2015-00025.

Like Phases 1 and 2, Phase 3 is proposing to use density transfer provisions to allow lots smaller than those normally allowed under the R1-10 and R1-20 zones.

A Shorelines Substantial Development Permit is required for a pedestrian bridge to cross 5th Plain Creek; a Shorelines Conditional Use permit is required for a sewer line that will be attached to the underside of the bridge. Also, offsite wetland mitigation (for small wetlands proposed to be filled for Phase 3) on a 70.39 acre parcel located in the AG-20 zone district requires a Shorelines Substantial Development Permit.

Applicant: Fifth Plain Creek LLC
14010 NE 3rd Court, #A
Vancouver, WA 98685
(360)546-1220
rob@hintondevelopment.com

Contact person: Olson Engineering
Mike Odren
222 E. Evergreen Blvd
Vancouver, WA 98660
(360)695-1385; (360)695-8910 fax
mikeo@olsonengr.com

Property owner: Fifth Plain Creek LLC
14010 NE 3rd Court, #A106
Vancouver, WA 98685

Roth Investments LLC
539 South 800 East
Jerome, ID 83338

Hearing Examiner: Joe Turner

Staff contact: Jan Bazala
(360) 397-2375 ext. 4499
Jan.bazala@clark.wa.gov

Neighborhood contact: Heritage Neighborhood Association
Christie BrownSilva
13504 NE 84th Street
Suite 103-141
Vancouver, WA 98682
(360) 326-4353
Email: heritageneighborhood@gmail.com

Greater Brush Prairie Neighborhood Association
Larry Knight, President
15131 NE Caples Rd.
Brush Prairie, WA 98606
(360) 518-3317
Email: knighthawkprotection@comcast.net

Date this Public Notice issued: July 6, 2016

Legal description of property: Taxlot 168622-000 (the subdivision site) located in the SW ¼ of Section 6, T2N, R3E and taxlot 115621-190 (the wetland mitigation site) located in the NW ¼ of Section 6, T2N, R3E

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.386 (Storm Water Drainage and Erosion Control), Section 40.420.010 (Flood Hazard Area), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Section 40.460 (Shoreline Overlay District), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), Clark County Shoreline Management Master Program, WAC173-27, RCW 58.17, and the Clark County Comprehensive Plan

Application and Fully Complete Date

Application date: May 13, 2016
Fully Complete date: June 14, 2016

Public Comment

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

Closing date for public comments: August 5, 2016

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.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

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

Email: jan.bazala@clark.wa.gov

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 calling (360) 397-2375 ext. 4499, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

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.

The appeal request and fee shall be submitted in person to the Department of Community Development at the address listed below:

Public Service Center
Community Development Permit Center
1300 Franklin Street, first floor
Vancouver, WA 98660

Public Testimony

Faxed, mailed or delivered testimony must be received at the Community Development Permit Center by 12:00 noon the day of the hearing. Other written or verbal testimony may be presented and considered at the public hearing.

Testifying in person

Any person wishing to present testimony at the Public Hearing should arrive by 6:00 p.m. at the Public Service Center, sixth floor, 1300 Franklin Street, Vancouver, Washington.

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

Written testimony

Written testimony must arrive by 12:00 noon on the day of the hearing.

Hand-deliver: Community Development
Public Service Center
1300 Franklin, first and third floors
Vancouver WA 98660

Mail: Land Use Review, Community Development
PO Box 9810
Vancouver, WA 98666-9810.

Fax: (360) 397-2011, Attn: Jan Bazala

Accommodation of physical impairments

The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 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 of the public hearing. 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.

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



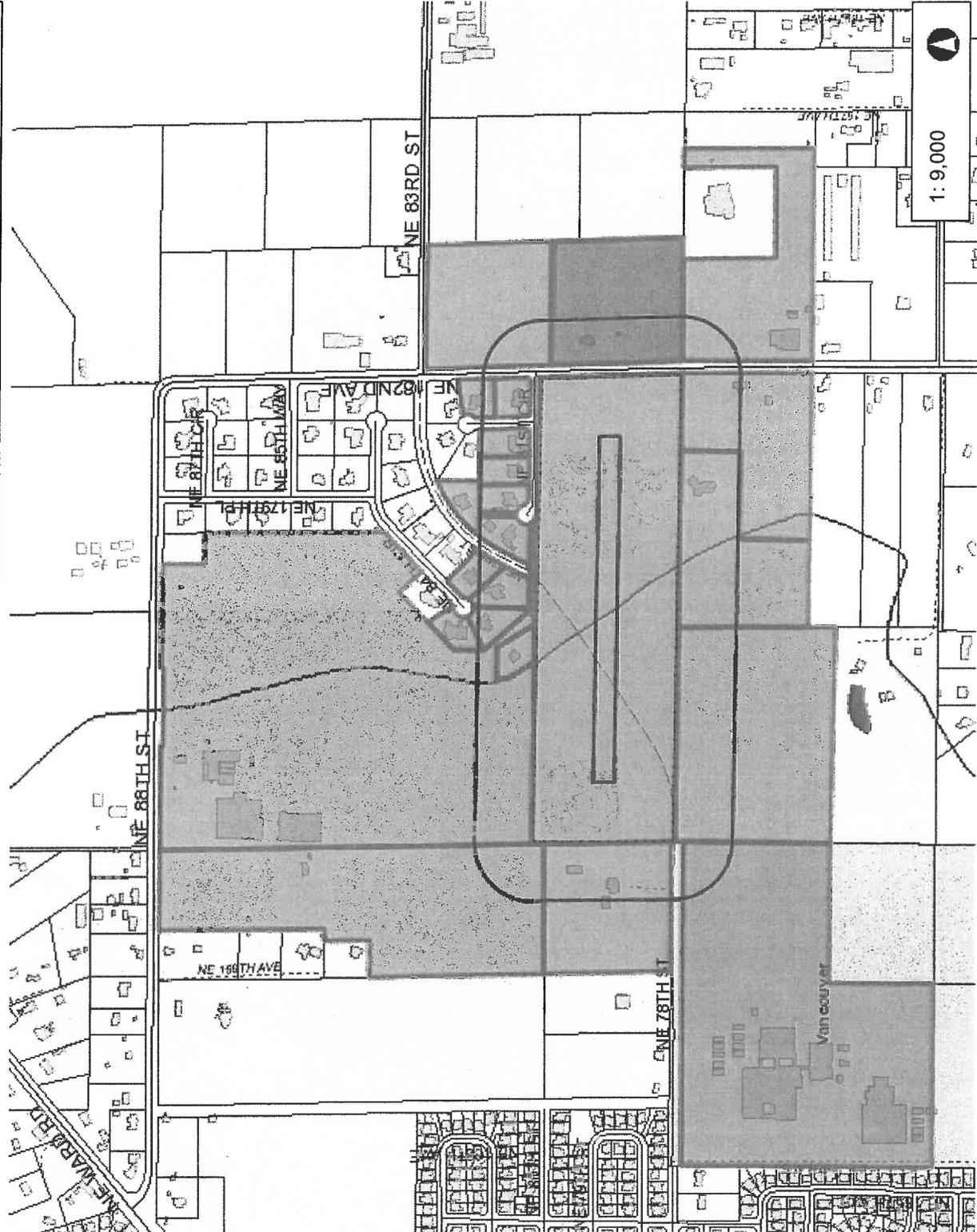
5th Plain Creek Subdivision 300' List



Legend

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:



1: 9,000

1,500.0 Feet

750.00

0

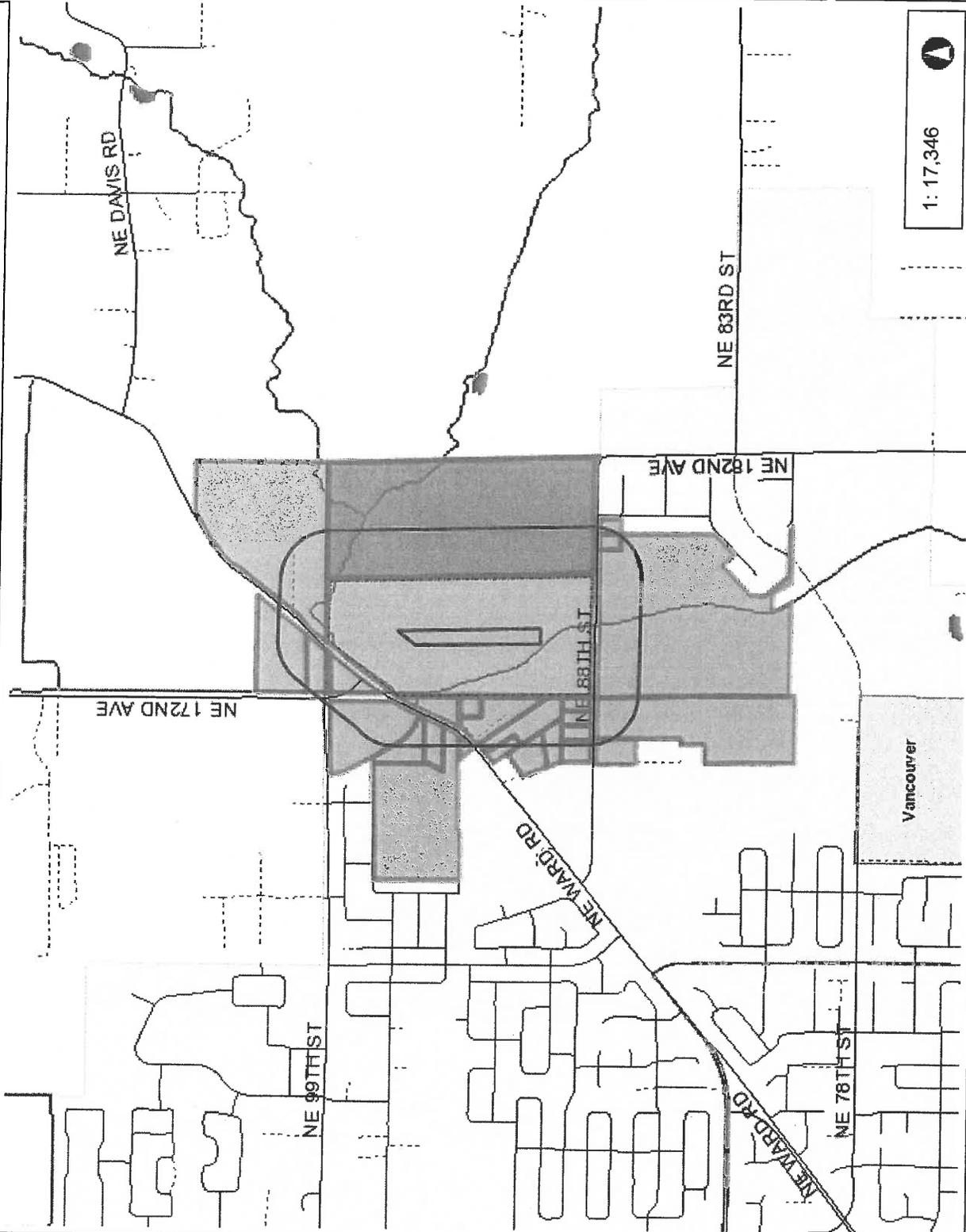
1,500.0

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.

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



5th Plain Creek Subdivision 500' List



Legend

- Cities Boundaries
- Urban Growth Boundaries

Notes:

1: 17,346



2,891.1 0 1,445.53 2,891.1 Feet

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

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SEPA

A SEPA Environmental Checklist was submitted with the original 5th Plain Creek Subdivision, PLD2015-00026, under case number SEP2015-00041. That checklist contemplated full buildout of Phases 1, 2 and 3 and, therefore, all environmental impacts associated with that project were contemplated. An updated SEPA checklist is provided to address impacts not contemplated with the previous SEPA.

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

For nonproject actions the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposed," and "affected geographic area," respectively.

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. *Name of proposed project, if applicable:*

5th Plain Creek Subdivision Phase 3

2. *Name of applicant:*

Fifth Plain Creek, LLC

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

Applicant: Fifth Plain Creek, LLC
Attn: Rob Hinton
14010 NE 2rd Court, #A106
Vancouver, WA 98685

Contact: Olson Engineering, Inc.
Attn: Mike Odren
222 E. Evergreen Blvd.
Vancouver, Washington 98660
(360) 695-1385

4. *Date checklist prepared:* May 4, 2016

5. *Agency requesting checklist:*

Clark County Department of Community Development.

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

Development phasing shall generally follow the phasing as indicated on the Preliminary Plat, with preliminarily approved Phase 1 (PLD2015-00026, SEP2015-00041) on the west side of 5th Plain Creek and preliminarily approved Phase 2 along with proposed Phase 3 on the east side of 5th Plain Creek. Phasing may be adjusted depending on market conditions and/or construction related issues and shall not necessarily follow any predetermined order. Some phases may be constructed simultaneously.

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

The bridge crossing over 5th Plain Creek along the NE 78th Street alignment will take place sometime in the future, but is not part of this project.

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

Traffic Study – H. Lee and Associates

Preliminary Stormwater Report – Olson Engineering, Inc.
 Stormwater Pollution Prevention Program – Olson Engineering, Inc.
 Archaeological Predetermination – Archaeological Services, LLC
 Clark County Public Health Development Review – Clark County
 Wetland and Habitat Mitigation Plan – Cascadia Ecological Services, Inc.
 Habitat Mitigation Plan – Cascadia Ecological Services, Inc.
 Wetland Delineation and Assessment – Cascadia Ecological Services, Inc.
 Geotechnical Site Investigation – Columbia West Engineering, Inc.
 Habitat Determination Staff Report – Clark County

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

Preliminary Plat Approval	Final Plat Approval
Engineering Plan Approval	Erosion Control Plan Approval
Grading Plan Approval	Grading Permit
Building Permits	Stormwater Plan Approval
NPDES Permit	SEPA Determination
Archaeological Predetermination	Legal Lot Determination
Stormwater Pollution Prevention Program	Wetland Permit
Habitat Permit	Shoreline Conditional Use and Substantial
Floodplain Permit	Development Permits

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

The Applicant, Fifth Plain Creek, LLC, is proposing a Phase 3, which includes 44 single-family residential lots, of a 3-phase subdivision on a 40.27 acre parcel with a total of 113 single-family residential lots utilizing the density transfer provisions of CCC Section 40.220.010.C.5.

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 application related to the checklist.

The site is located just south of NE 81st Street along NE 182nd Avenue, Vancouver, Washington and is comprised of Tax Lot 12, assessor's parcel number 168622-000, located in the Southwest quarter of Section 06, Township 2 North, Range 3 East of the Willamette Meridian.

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)?

According to Clark County GIS information, the steepest slope on the site is up to 15%, yet there are steeper portions along the bank that leads down to 5th Plain Creek.

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 prime farmland.

According to Clark County GIS data, the soils on the site consist of:
CvA (Cove silty clay loam, 0-3% slopes) 8.8%, DoB (Dollar loam, 0-5% slopes) 40.8% ,
H1A (Hilsboro loam, 0-3% slopes) 9.9% and LeB (Laure loam, 0-8% slopes) 40.5% of the site.

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

No.

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

Site grading to construct the lots, roads, stormwater facilities and other associated improvements. It is anticipated that the majority of the site will have balanced cut and fill. Any fill will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The quantity of grading is approximately 50,000 cubic yards.

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

Yes, erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant, which will meet or exceed the requirements imposed by Clark County Code.

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

Approximately 50% of the site will be covered with impervious surfaces upon full build out of the site.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County Code. These include treating, infiltrating and detaining stormwater as well as silt fencing and other erosion control Best Management Practices. The project will also conform to the Stormwater Pollution Prevention Program. Refer to Preliminary Development Plan for information regarding stormwater control.

2. AIR

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if known.

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Resident, visitor, delivery vehicles, mail delivery, solid waste and recycling vehicles will generate particulate emissions in the long-term. Other emission sources include typical residential emissions from heating, ventilation and air conditioning units, as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. Quantities are unknown.

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

No offsite sources of emissions or odors exist that would adversely affect the proposed development.

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

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The construction of the building will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. WATER

a. Surface

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.

According to Clark County GIS data, there are wetlands associated with and within the Ordinary High Water Mark (OHWM) of 5th Plain Creek. Additionally, three non-U.S. Army Corps of Engineers (USACE) jurisdictional wetlands are located in the northeast portion of the site within Phases 2 and 3. The wetlands in the northeast portion of the site are proposed to be filled. Please refer to the Wetland Delineation and Assessment, dated April 1, 2015, and Wetland and Habitat Mitigation Plan, dated July 20, 2015, both as prepared by Cascadia Ecological Services, Inc., for additional information regarding wetlands and mitigation for wetland fill.

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.

Yes. Work will take place within the 250' Wetland Buffer/250' Riparian Habitat Conservation Area, 200' Shoreline Area for either the boring of sanitary sewer and water lines under the streambed of 5th Plain Creek or the installation of a sanitary sewer line and associated paved maintenance access road and construction of a pedestrian bridge to facilitate the crossing of 5th Plain Creek with the sanitary sewer line, the stormwater facility, stormwater outfall and a 4-foot wide wood chip path. Additionally, the three non-USACE jurisdictional wetlands will be filled.

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 three non-USACE jurisdictional wetlands will be filled. The amount of fill is estimated between 500 and 1,500 cubic yards and fill will be procured from an approved source.

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.*

There is a floodway associated with 5th Plain Creek as shown on the plans. Boring for the installation of sanitary sewer and water utilities under the streambed of 5th Plain Creek will take place with some temporary disturbance possibly taking place within the floodplain. Said disturbance will be mitigated. The construction of the pedestrian bridge to facilitate the crossing of 5th Plain Creek with the sanitary sewer line may also require some work within the 100-year floodplain.

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

No.

b. *Ground:*

1. *Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.*

No.

2. *Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals.: agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.*

None

c. *Water Runoff (including storm water):*

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.*

Sources of runoff include building roofs, sidewalks, roads and other impervious surfaces. The project complies with the Clark County Stormwater Ordinance. Post-development surface stormwater from this phase will be captured, treated by a biofiltration swale, proprietary treatment device, or other method approved in the *Stormwater Management Manual for Western Washington* and by Clark County. Stormwater quantity control for this phase will be provided by a detention pond, which may also provide some limited infiltration capacity. Calculations and information regarding the drainage facilities are included in the Preliminary Stormwater Report. Refer to Preliminary Development Plan for information regarding stormwater quality treatment and quantity control.

2. *Could waste materials enter ground or surface waters: if so, generally describe.*

No.

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

This proposal will meet or exceed Clark County's water quality and quantity standards provided for by the Clark County Stormwater Ordinance. Also refer to Section B.3.c.1 above.

This project may implement Department of Ecology approved Chitosan chemical treatment of runoff during construction. At treatment levels used, any residual trace of Chitosan in the treated stormwater is negligible and results in no negative impacts for downstream fish or riparian habitats.

4. PLANTS

a. Check or circle types of vegetation found on site:

deciduous tree: alder, maple, aspen, vine maple, English oak

Evergreen tree: fir, cedar, pine

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage

Water plants: water lily, eelgrass, milfoil

Other types of vegetation: Himalayan Blackberry, Indian Plum, Ivy, Holly, Hazelnut, Oregon Grape, Cherry, Sword Fern, Elderberry.

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

All vegetation will be removed from areas depicted for the future lots, roads, stormwater facilities, utilities and other improvements as shown on the Preliminary Plat.

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

None to the Applicant's knowledge.

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

A wetland buffer and habitat mitigation plan has been submitted. Wetland mitigation for fill of the non-USACE jurisdictional wetlands will take place off-site on parcel 115621-190, located north of the site at 17212 NE 88th Street. Habitat mitigation will take place on-site. Please refer to Wetland and Habitat Buffer Mitigation Plan by Cascadia Ecological Services, Inc. dated July 20, 2015, for more information.

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, canadian geese

mammals: deer, bear, elk, beaver, rodents

fish: bass, salmon, trout, herring, shellfish

Owl.

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

None to the Applicant's knowledge.

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

The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping, which includes trees, shrubs and groundcovers, will be installed on each lot that will provide some habitat for wildlife in the developed areas. The majority of the 250-foot Riparian Habitat Conservation Area/Wetland Buffer and 200-foot Shoreline Area will remain in its current state except for boring of the previously approved water and sanitary sewer utilities, stormwater facility, stormwater outfalls and 4-foot wide wood chip path, as well as the proposed installation of a sanitary sewer line and associated paved maintenance access road and pedestrian bridge. Additionally, mitigation planting will take place within the undeveloped portion of the 250-foot Riparian Habitat Conservation Area/Wetland Buffer and 200-foot Shoreline Area to mitigate for impacts to the buffer that will remove non-native and invasive plants and utilize native plants that will, in turn, enhance vegetation and wildlife habitat on site. Please refer to the Wetland and Habitat Mitigation Plan, dated July 20, 2015, and Riparian HCZ Habitat Mitigation Plan, dated April 14, 2016, as prepared by Cascadia Ecological Services, Inc., for additional information.

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.

Typical residential uses of electricity and/or natural gas will be required for the completed project.

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:

All construction on the site will be designed to comply with the state adopted codes and policies related to energy conservation.

7. ENVIRONMENTAL HEALTH

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

No

1. Describe special emergency services that might be required.

Additional police and fire/emergency may be required because of development on a previously vacant site. No special emergency services will be required.

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

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards.

b. Noise

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

Traffic noise from adjacent roadways exist, but it should not affect the proposed project.

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.

Development of the site will create short-term construction noise. Resident, visitor, mail delivery and solid waste and recycling vehicles will create some noise in the long-term. Other noise sources include typical residential noises from heating, ventilation and air conditioning units as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc. Construction noise would take place between the hours of 7 a.m. and 10 p.m.

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

Construction activities will not occur after 10 p.m. or before 7 a.m.

8. LAND AND SHORELINE USE

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

The site currently contains an existing office building.

Adjacent property uses are as follows:

North – Monet's Garden Subdivision (across NE 81st Circle) on R1-20 zoned property along the eastern portion of the site and vacant R1-20 zoned property along the western portion of the subject parcel; South – Large lot single-family residential and vacant and unused property on R1-10 zoned property; West – Large lot single-family residential use on R1-7.5 zoned property; East (across NE 182nd Avenue) – Large lot single-family residential use on R1-10 zoned property.

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

Yes. The eastern portion of the site (the site of Phase 3) is currently in agricultural use for hay.

c. Describe any structures on the site.

None.

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

Not applicable.

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

The majority of the site is currently zoned R1-10 with a portion that abuts Monet's Garden zoned R1-20.

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

The current comprehensive plan designation of the site is UL.

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

Urban Conservancy.

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

Yes. According to Clark County GIS data, there are wetlands associated with and within the OHWM of 5th Plain Creek. Additionally, three non-USACE jurisdictional wetlands are located in the northeast portion of the site within Phases 2 and 3. Additionally, there is a 200-foot Shoreline Area and a 250-foot Riparian Habitat Conservation Area/Wetland Buffer associated with 5th Plain Creek. Please refer to the Wetland Delineation and Assessment, dated April 1, 2015, and Wetland and Habitat Mitigation Plan, dated July 20, 2015, and Riparian HCZ Habitat Mitigation Plan, as prepared by Cascadia Ecological Services, Inc., for additional information regarding wetlands and habitat areas.

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

Upon completion of all three phases, the project may house 310-315 people based on 2.76 persons per household.

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

None.

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

Not Applicable

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

The proposed use is consistent with the comprehensive plan and existing zoning.

9. HOUSING

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

113 middle-income single-family housing units in three phases. Phase 3 includes 44 single-family residences.

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

None.

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

None

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?

The height of the proposed houses will meet Clark County code. The primary exterior building material will consist primarily of fiber cement lap siding, fiber cement panel, or wood.

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

Views across the site may be altered with full buildout of the project.

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

Landscaping and architectural elements.

11. LIGHT AND GLARE

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

Typical residential lighting may occur in the nighttime hours.

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

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

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

There are some amounts of light levels generated off site but they are unlikely to affect the proposal.

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

If streetlights are installed, said lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, though enough to assure safety on the site and to meet all applicable code sections. Additionally, lighting will be shielded to prevent light dispersion into the undeveloped portion of the 250-foot Riparian Habitat Conservation Area and wetlands and wetland buffers.

12. RECREATION

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

5th Plain Creek runs in a northwest to southeast direction through the site. Frontier Middle School and Pioneer Elementary School are located adjacent to the southwest corner of the subject parcel. Hockinson Meadows Community Park is located approximately 1-1/2 miles to the north.

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

No.

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

A previously approved 4-foot wide wood chip path will be installed along 5th Plain Creek and a proposed pedestrian bridge will cross 5th Plain Creek in the southern portion of the site.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.

Not to the Applicant's knowledge.

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

Clark County's Archaeological Predictive Model indicates portions of the site to have the following probability of containing cultural or archaeological findings: According to the Clark County GIS Archeological Predictive findings, 11.1% of the site is Moderate – High, and 88.9% of the site is High. A cultural resources report was completed by Archaeological Services, LLC (ASCC). According to the report, some areas will require observation during construction. In other areas, ASCC has indicated that no further archaeological work is required as they are either protected by the 250' Riparian Habitat Conservation Area or there is a low data potential for additional archaeological work.

An archaeological predetermination was prepared by ASCC for the off-site wetland mitigation site on parcel 115621-190. The predetermination indicates that no historic or cultural artifacts were found and that no further work is required.

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

In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:

1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
3. Take reasonable steps to restrict access to the site of discovery.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to mitigate the final disposition of said remains.

14. TRANSPORTATION

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

Vehicular access will be provided off an extension of NE 78th Street. For Phase 1, NE 78th Street will be improved to a 20-foot wide asphalt section from its current location approximately 1,350 feet west of the southwest corner of the site unless constructed by others. At the western site boundary, a half-street section will be constructed along the south property line along the west portion of the project to the western 250' Riparian Habitat Conservation Area, and the eastern portion of NE 78th Street (serving Phases 2 and 3) will be constructed from NE 182nd Avenue to the eastern 250' Riparian Habitat Conservation Area. The eastern and western termini of NE 78th Street will be connected over 5th Plain Creek at some point in the future. Clark County staff has indicated that construction of the extension of NE 78th Street with the bridge crossing is not required with either phase of this project.

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

The site is not currently served by public transit. The closest transit stop is located near the intersection of NE 152nd Avenue and NE Ward Road, C-Tran Route #72, approximately 1 mile away.

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

The completed project will have a minimum of 226 parking stalls for all phases (88 for Phase 3) as each lot will be provided with a minimum of two parking stalls, one in the garage and one in the driveway.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

Improvements for Phases 1, 2 and 3 were contemplated in the previous SEPA. Below are the proposed road improvements required for Phase 3 only.

- Proposed NE 178th Avenue, NE 179th Avenue, NE 181st Avenue, NE 79th Street, NE 80th Street – 46-foot right-of-way dedication, 28-foot pavement, 5.5-foot attached sidewalk and curb and gutter meeting the requirements of an Urban Local Residential Access.

e. Will the project 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? If known, indicate when peak volumes would occur.

A traffic study has been prepared and is submitted for review with this application. The traffic study demonstrates that the project will adequately mitigate its transportation impacts. It is estimated that the 44 lots in Phase 3 will generate approximately 419 net new Average Daily Trips on the adjacent roadway system during a typical weekday, including 33 vehicle trips during the AM peak hour and 44 vehicle trips during the PM peak hour. Refer to the Traffic Study, provided by H. Lee and Associates, dated April 27, 2016, for more information. The traffic study indicates the property can be fully developed as proposed while maintaining acceptable levels of service and safety at the site access points.

g. Proposed measures to reduce or control transportation impacts, if any:

Pay traffic impact fees and meet mitigation measures as indicated in the traffic study.

15. PUBLIC SERVICES

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

Yes, the need for additional fire/emergency and police protection.

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

Provide urban utilities, pay taxes and impact fees.

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Clark Public Utilities
Sewer – City of Vancouver
Natural Gas – Northwest Natural
Sanitary Sewer – City of Vancouver

Water – Clark Public Utilities
Refuse Service – Waste Connections
Telephone – Qwest
Water – Clark Public Utilities

The City of Vancouver has completed a utility review for the site and indicates the proposed project is within their sewer service area. Connection to public sewer is proposed for this subdivision. The existing sewer mains are located in NE 78th Street and NE 165th Avenue. Sanitary sewer mains will be extended through the proposed site.

Clark Public Utilities has completed a utility review for the site and indicates the proposed project is within its water service area. Connection to public water is proposed for this subdivision. New water mains will be connected to the existing main located in NE 182nd Avenue and NE 78th Street and then extended through the site in order to provide fire protection and service to each of the proposed lots.

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: John Hunter

Date Submitted: 5/13/16