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: August 16, 2016

Closing date for public comments: August 31, 2016

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:	Alderbrook Apartments
Case Number:	PSR2016-00015 / SEP2016-00030 / WET2016-00042
Request:	The applicant seeks Site Plan Approval for a 274-unit apartment complex on a 12.34acre parcel in the R-43 zone.
Location:	The subject site is located north of NE 94th Avenue and west of NE 20th Place. The site is comprised of two (2) parcels, numbers 144964-000 & 145106-000, which are located within the NW ¼ of Section 02, T2N, R1E of the Willamette Meridian.

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

Applicant: JT Smith Companies
Jesse Nemec, contact
5285 Meadows Road, Suite 171
Lake Oswego, OR 97035
Phone: (503) 657-3402
Email: jnemec@jtsmithco.com

Contact Person: 3J Consulting, Inc.
Andrew Tull, contact
5075 SW Griffith Drive, Suite 150
Beaverton, OR 97005
Phone: (503) 545-1907
Email: andrew.tull@3j-consulting.com

Property Owner: SMM Properties, LLC
203 E Reserve Street
Vancouver, WA 98611

Comp Plan Designation: UH

Parcel numbers: 144964-000 & 145106-000

Township: 2N **Range:** 1E **Section:** NW ¼ Sec 02

Neighborhood Contact: NE Hazel Dell Neighborhood Association
Doug Ballou, president
Phone: (360) 573-3314
Email: dougballou@comcast.net

Staff Contact: Amy Wooten
(360) 397-2375 ext. 5683
amy.wooten@clark.wa.gov

Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.020 (Residential & Office Residential District), Section 40.250.050 (Highway 99 Overlay District), Chapter 40.260 (Special Uses & Standards), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention & Safety), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.020 (Uses Subject to Review & Approval), Section 40.520.040 (Site Plan Review), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Application Filing date: June 14, 2016
Fully Complete date: August 2, 2016

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: August 31, 2016

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

Mail: Attn: Amy Wooten
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: amy.wooten@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: Marty Snell, 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

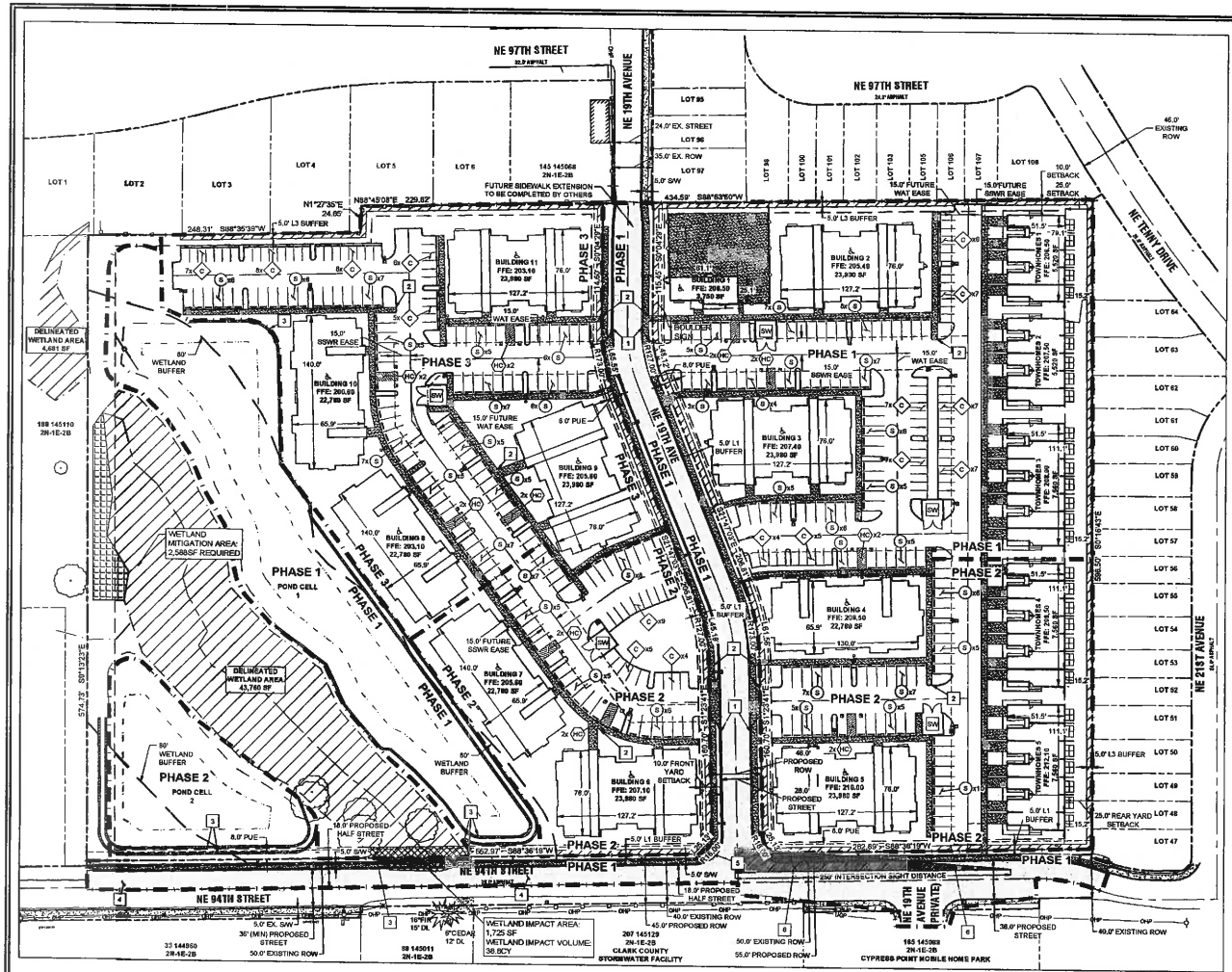
Distribution

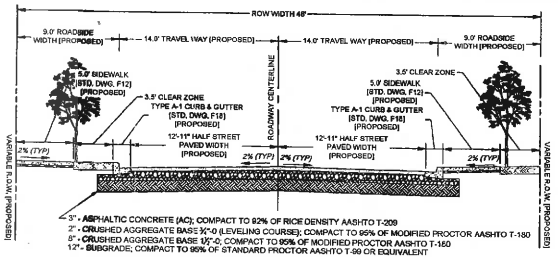
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

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 # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
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 Neighborhood Association

Additional attachment for agencies:

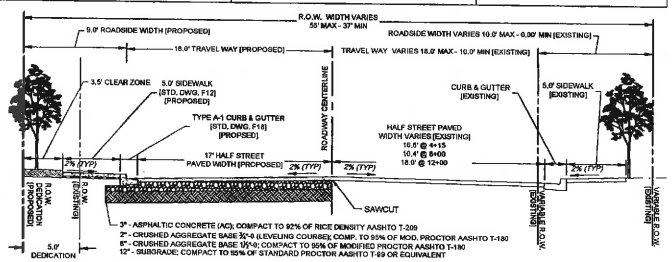
- SEPA checklist





TYPICAL SECTION: NE 19TH AVENUE

STA: 1+42 TO STA: 7+12; SCALE: 1" = 5'



TYPICAL SECTION: NE 94TH STREET

STA: 4+15 TO STA: 12+79; SCALE: 1" = 5'

CONSTRUCTION KEY NOTES

1. CONSTRUCT STANDARD CURB AND GUTTER
2. CONSTRUCT 5-FT SIDEWALK
3. CONSTRUCT RETAINING WALL
4. INSTALL NEW PAVEMENT WITHIN LIMITS OF SAWCUT LINE
5. CONSTRUCT ADA COMPLIANT RAMP
6. RECONSTRUCT FULL STREET WIDTH WITHIN AREA SHOWN FOR SIGHT DISTANCE IMPROVEMENTS.

UTILITY PROVIDERS

SEWER	CLARK REGIONAL
WATER	CLARK PUBLIC UTILITIES
ELECTRICAL	CLARK PUBLIC UTILITIES

STORMWATER MANAGEMENT

TREATMENT	ENHANCED TREATMENT WILL BE PROVIDED USING A PROPRIETARY TREATMENT FACILITY IN SERIES WITH A WET DETENTION POND
DISPOSAL	TREATED STORMWATER WILL BE INFILTRATED AND OVERFLOW TO AN ADJACENT DRAINAGE COURSE

PROPOSED RESIDENTIAL AREA SUMMARY

GROSS SITE AREA (R-43 ZONED)	540,478.5 SF	12.41 ACRES
NET SITE AREA (R-43 ZONED)	507,796 SF	11.93 ACRES
AVERAGE LOT AREA	N/A	
RIGHT-OF-WAY DEDICATION	32,682 SF	

PROPOSED SITE INFORMATION

PROPOSED USE	APARTMENTS

R-30 DEVELOPMENT STANDARDS

REQUIRED DENSITY	20.43 DU/ACRE
PROPOSED DENSITY	274/11.93 ACRES = 22.97 DU/ACRE
MINIMUM LOT AREA	1,000 SF
MINIMUM LOT WIDTH	16 Ft
MINIMUM LOT DEPTH	50 Ft
FRONT YARD SETBACK	10 Ft
GARAGE SETBACK	18 Ft
STREET SIDE YARD SETBACK	10 Ft
INTERIOR SIDE YARD SETBACK	10 Ft
REAR YARD SETBACK	20 Ft
BETWEEN BLDGS ON SITE	8 Ft
MAXIMUM LOT COVERAGE	50%
MAXIMUM BUILDING HEIGHT	50 Ft
LANDSCAPED AREA REQUIRED	20% (106,095 SF)
LANDSCAPED AREA PROVIDED	25% (149,875 SF)

PARKING REQUIREMENTS

REQUIRED PARKING SPACES: 274 DWELLING UNITS x 1.0 = 274 SPACES

PROPOSED PARKING SPACES: 401 SPACES (279 REGULAR, 102 COMPACT, 20 ADA)

OPEN SPACE CALCULATIONS

APT. BUILDING TOTAL SF: 189,928 SF
CLUBHOUSE UNITS TOTAL SF: 1,543 SF
TOWNHOUSE UNITS TOTAL SF: 30,316 SF
TOTAL PROJECT LIVABLE SF: 221,387 SF
REQUIRED OPEN SPACE: 10% = 22,138 SF
PROPOSED OPEN SPACE: 11% = 24,502 SF

LEGEND

- PROPOSED CURB FACE
- PROPOSED EASEMENT LINE
- PROPOSED WETLAND BUFFER
- PROPOSED RIGHT OF WAY
- PROPOSED BUILDING SETBACK
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE
- PROPOSED CONCRETE
- PROPOSED RETAINING WALL
- PROPOSED BUILDING LINE
- PROPOSED STRIPING
- PROPOSED PHASING BOUNDARY
- SW — PROPOSED SOLID WASTE ENCLOSURE (18.5' X 18.5')
- S — PROPOSED STANDARD (9' X 20') PARKING SPACE
- C — PROPOSED COMPACT (7.5' X 15') PARKING SPACE
- HC — PROPOSED HANDICAP PARKING SPACE
- ADA COMPLIANT STRUCTURE

PROJECT TEAM

APPLICANT
JT SMITH COMPANIES, INC.
5285 MEADOWS ROAD, SUITE 171
LAKE OSWEGO, OR 97035
CONTACT: JESSE NEMEC
PHONE: (503) 657-3402
jnemec@jtsmithco.com

CIVIL ENGINEER
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE #150
BEAVERTON, OR 97005
CONTACT: AARON MURPHY
PHONE: (503) 946-9365
aaron.murphy@3j-consulting.com

CONTACT PERSON
3J CONSULTING, INC.
5075 SW GRIFFITH DRIVE, SUITE #150
BEAVERTON, OR 97005
CONTACT: ANDREW TULL
PHONE: (503) 545-1907
andrew.tull@3j-consulting.com

LAND SURVEYOR
COMPASS LAND SURVEYORS
4107 SE INTERNATIONAL WAY, SUITE #705
MILWAUKIE, OR 97222
CONTACT: DON DEMLAEMINCK
PHONE: (503) 653-9093
EMAIL: dond@compass-landsurveyors.com

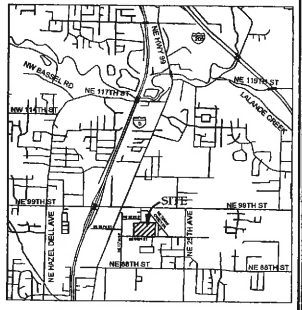
GEOTECHNICAL ENGINEER
GEOPACIFIC ENGINEERING, INC
14835 SW 72ND AVE.
PORTLAND, OR 97224
CONTACT: JIM IMBRIE
PHONE: (503) 598-8445
EMAIL: jimbrie@geopacificeng.com

PROJECT ARCHITECT
LRS ARCHITECTS
720 NW DAVIS, SUITE 300
PORTLAND, OR 97209
CONTACT: DEAN MASUKAWA
PHONE: (503) 221-1121
EMAIL: dmasukawa@lrsarchitects.com

OWNER
SMM PROPERTIES, LLC
203 EAST RESERVE STREET
VANCOUVER, WA 98611

EXISTING SITE INFORMATION

EXISTING PARCEL NUMBERS	145108-000, 144964-000
CURRENT USE	VACANT
ZONING DESIGNATION	R-43
ZONING OVERLAY	HWY 99 OVERLAY DISTRICT
GROSS SITE AREA	540,478.5 SF = 12.41 ACRES
TRANSIT ROUTES	C-TRAN RUNS ALONG NE 25TH EAST OF THE SITE
FIRE DISTRICT	FD 6
PARK DISTRICT	DISTRICT 6



VICINITY MAP
NOT TO SCALE

Know what's below. Call before you dig.

Scale: 1 inch = 50 feet
50 25 0 25 50

LAND USE		
A	REVISION SUMMARY	BY	DATE
			06/08/2016

MASTER SITE PLAN
ALDERBROOK APARTMENTS
J.T. SMITH COMPANIES
CLARK COUNTY, WASHINGTON

AARON MURPHY — STATE OF WASHINGTON — 45900 — REGISTERED PROFESSIONAL ENGINEER

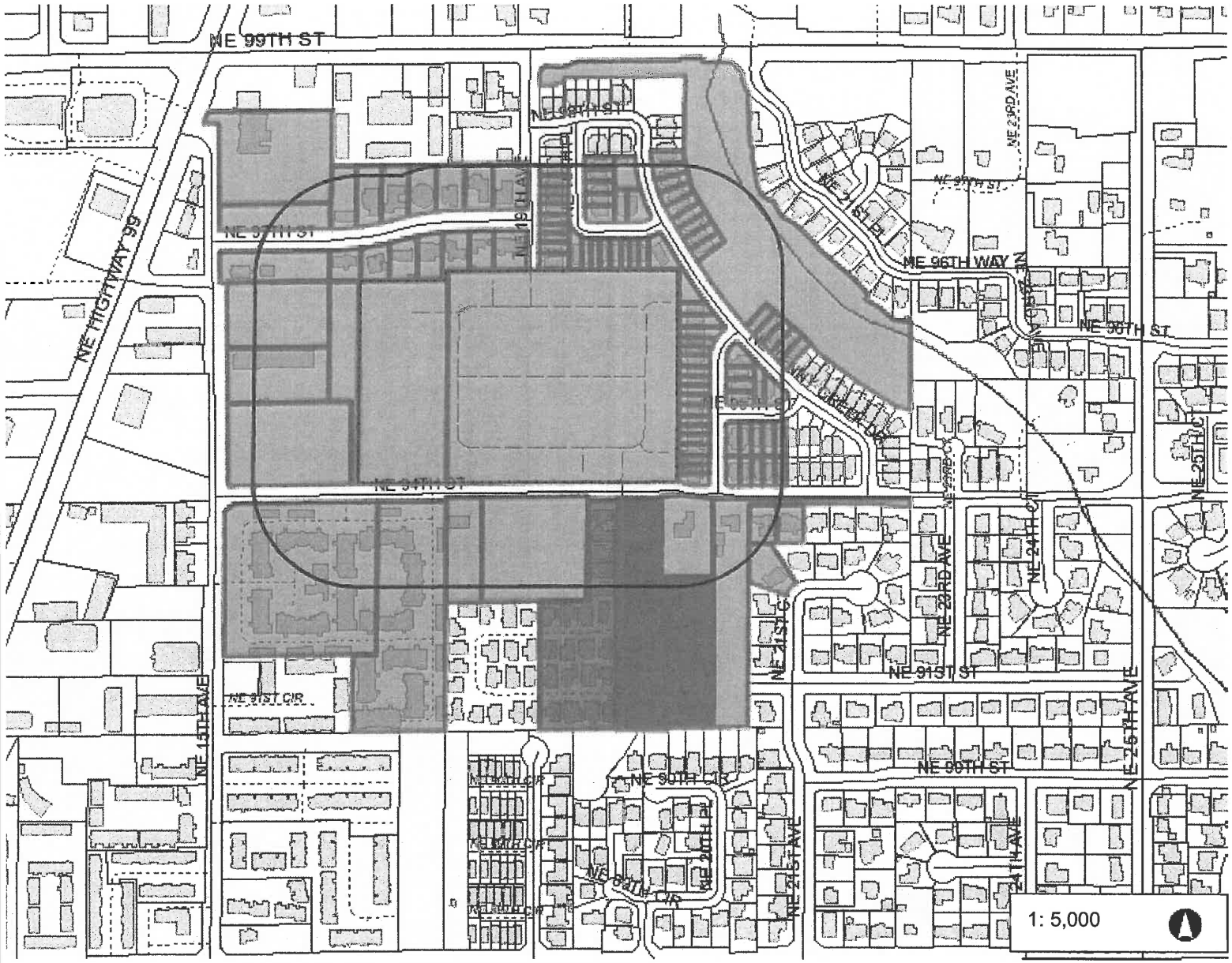
3J CONSULTING, INC.
CIVIL ENGINEERING
WATER RESOURCES
LAND USE PLANNING
5075 SW GRIFFITH DRIVE, SUITE 150, BEAVERTON, OR 97005
PHONE & FAX: (503) 946-9365

3J JOB ID #	15305
LAND USE #	PAC 2015-00149
TAX LOT #	145108000, 144964000
DESIGNED BY	JTE, OKW
CHECKED BY	JTE, AJM

SHEET TITLE
SITE PLAN

SHEET NUMBER
C200

Aderbrook Apartments 300' List



Legend

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

Notes:

833.3 0 416.67 833.3 Feet

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

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

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

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

Instructions for applicants:

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

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

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

Use of checklist for non-project proposals:

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

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

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

A. Background

1. Name of proposed project, if applicable:

   Alderbrook Apartments

2. Name of applicant:

   Andrew Tull, 3J Consulting, Inc.

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

   3J Consulting, Inc,
   5075 SW Griffith Drive, Suite 150
   Beaverton, OR 97005

4. Date checklist prepared:

   May 26, 2016

5. Agency requesting checklist:

   Clark County Department of Community Development

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

   Applicant proposes a three phased construction plan (See attached Construction Phasing Plan). Phase 1 will include several buildings, a public road, frontage improvements, and the creation of a stormwater management facility.

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

   No improvements beyond the construction proposed within the overall site plan are proposed.

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

   A Type 1 Clark County Wetland Application has been prepared and submitted to the Clark County Environmental Department.

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

   The Application for Site Plan review to the County has been accompanied by applications for:

   Traffic Study – Kittleson and Associates
   Preliminary Stormwater Management Report – 3J Consulting, Inc.

Archaeological Predetermination – Archaeological Consulting Services
Clark County Health Department Review
Wetland Assessment and Impact – Schott and Associates.

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

The following permits will be required to develop the site:
Preliminary Site Plan Approval and Final Site Plan Approval
Engineering Plan Approval
Grading Plan Approval & Building Permit Approval
NPDES Permits
Archaeological Predetermination
Stormwater Pollution Prevention Program
Wetland Permit
Boundary Lot Adjustment
Erosion Control Plan Approval
Grading Permit
Stormwater Plan Approval
SEPA Determination

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

The Alderbrook Apartment project will construct a community of multi-family buildings on the site consisting of:

- *10 - three story apartment buildings with 24 units in each,*
- *5 - townhome styled apartment buildings with a variety of units in each building, and*
- *1 new clubhouse building with three residential units on the upper floor.*

In total, 274 apartments are proposed within the site's multi-family buildings are planned. The project site is approximately 12.34 acres in size. A significant portion of the site contains existing wetlands. These areas will be retained in their natural state across the majority of the site. The areas of the site adjacent to the proposed multi-family buildings will be improved with landscaping, open spaces, community amenities, pedestrian pathways, and parking areas. The Applicant is also proposing to dedicate and improve a new extension of NE 19th Avenue through the site.

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

The property is located north of NE 94th Street and west of NE 20th Place. The site is comprised of two (2) parcels, numbers 144964-000 and 145106-000.

B. Environmental Elements

Agency use only

1. Earth

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

The Site is generally flat with mild slopes.

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

The steepest slope on the property is approximately 10%.

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

The soils on site were investigated by GeoPacific as part of a geotechnical review. Soils were found to be Silt and Sandy Silts. Clay soils were found in closer proximity to the wetland areas located along the western side of the site. The County's GIS mapping identifies OdB (Odne silt loam) and HoB (Hillsboro silt loam) soils on the property.

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

No unstable soils or history of unstable soils were encountered during field work associated with the project's geotechnical investigations. No known instances of unstable soils have been identified within the site's immediate vicinity.

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

The Applicant has provided a site and grading plan showing limited use of fill on the property. GeoPacific has recommended, and the Applicant will utilize, engineered fill as required for site construction.

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

Soil characteristics which are considered to be highly susceptible to erosion were not encountered by the project's geotechnical engineer. The Applicant's contractor will implement the County's approved erosion control means and methods during site construction activities.

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

Approximately 60 percent of the site will be covered with impervious surfaces following construction.

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

The project will implement temporary erosion control measures during construction to prevent silt-laden stormwater from leaving the project site. These measures will meet the Clark County and Department of Ecology's Standards. All disturbed areas will be planted with permanent vegetation to minimize long term erosion. The project will also construct a stormwater quality and detention facility that will meet the County's Stormwater Management standards and codes.

2. Air

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

The site's construction will result in short term emissions from vehicles and dust generated from construction activities. Long term impacts include standard vehicle emissions. Other emissions may include building emissions from heating, ventilation, and air conditioning.

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

No on or off-site sources of emissions or odors existing which may affect the development proposal.

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

Water, delivered through spreader vehicles, will be utilized as needed during construction. The construction of the proposed development will comply with the all applicable local, state, and federal standards for emission control.

3. Water Agency use only

a. Surface:

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

The project's western side contains a large wetland. The wetland has been described by the project's wetland biologist as a Class IV, low quality wetland. The Applicant proposes a small impact to the wetland's southern boundary to allow for the extension of sidewalks along NE 94th Street. The Applicant has proposed to mitigate for the wetland impacts through the creation of additional wetlands on site.

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

The wetland has a 50 foot wide buffer per Clark County's code. The Applicant will propose to locate stormwater management facilities within the wetland's buffer areas. The Applicant is further proposing to construct buildings, public streets, and site features within 200 feet of the site's wetlands.

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.

A small impact along the southern edge of the wetland is proposed in order to allow for the extension of sidewalks along the proposed widening of NE 94th Avenue. The proposed impact is approximately 1725 square feet or 38.8 cubic yards. Fills placed within this area will be reviewed by the County.

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

A small impact along the southern edge of the wetland is proposed in order to allow for the extension of sidewalks along the proposed widening of NE 94th Street. Approximately 38.8 cubic yards of fill will be required within the wetland in order to accommodate the widening of the public roadway.

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

The project does not fall within the 100-year floodplain.

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

The project does not involve any discharges of waste materials into surface waters.

b. Ground:

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

The project will use public water and sewer. No public water or sewer will be withdrawn from or will be discharged into the ground. The project will have a stormwater management system which will collect, treat, and release stormwater in accordance with the County's requirements.

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

No waste material will be discharged into the ground.

c. Water runoff (including stormwater):

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

Agency use only

No waste material will be discharged into the ground.

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

No waste material will be intentionally permitted to enter surface or ground waters.

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

The project will not affect drainage patters within the area. The site drains to the west to a wetland. Rain water falling on the impervious surfaces on the site will be collected, treated, and released in accordance with the County's Stormwater management standards.

4. Plants

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

Deciduous tree: alder, maple, aspen, other
Evergreen tree: fir, cedar, pine, other

- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

Other vegetation on-site includes a series of English Hawthorne Trees, grasses, and small shrubs.

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

A total of 41 trees will be removed from the site. The trees proposed for removal are primarily apples, hawthorn, and other various deciduous trees.

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

None to the Applicant's knowledge.

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

The Applicants planting plan has been prepared by a registered landscape architect. The planting plan has been designed to use native and naturalized plants, as required by the Clark County Code.

5. Animals

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

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

Songbirds, deer, hawk, and rodents have been observed on the site.

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

None to the Applicant's knowledge.

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

The site is not mapped as a migration route and has limited connections to other adjacent undeveloped areas. The site is located in the Pacific Flyway. This flyway is the general migratory route for various species of ducks, geese, and other migratory birds. The site's existing wetland may provide habitat for animals using the flyway during wet seasons. The vast majority of the wetland on site will be preserved in its natural state.

d. List proposed measures to preserve or enhance wildlife:

The site will be landscaped with trees and shrubs which will provide opportunities for habitat for small mammals and birds. The site's existing wetland may provide habitat for animals using the flyway during wet seasons. The vast majority of the wetland on site will be preserved in its natural state.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The site may use a combination of electric and natural gas for energy and heat.

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

No impacts to any solar energy facilities is anticipated.

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:

All proposed construction on site will be designed to comply with the State of Washington's 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, or hazardous waste that could occur as a result of this proposal? If so, please describe.

No known environmental health hazards are anticipated to be associated with this project.

1) Describe special emergency services that might be required.

In the event of an emergency, the site can be served by both Clark County and the City of Vancouver's Police and Fire Departments.

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

The Applicant will comply will all applicable local, state, and federal regulations during construction and operation of the project. All construction will be subject to inspection by the Contractor and the County's building inspectors.

b. Noise

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

Existing traffic noise from adjacent roadways may slightly affect the project but the project is located in an urban environment.

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

Construction of the site will create short-term construction noise. Construction hours will be kept to the County's permitted hours for construction.

3) Proposed measures to reduce or control noise impacts:

Construction activities will be limited to the County's permitted operating hours.

8. Land and shoreline use

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

This property is comprised of two existing parcels, 144964-000 & 145106-000. The two parcels are currently vacant and planted in field grasses. The western portion of the site contains a wetland and a wetland buffer. The properties surrounding this site have been developed with single family homes, apartments, duplexes, and various outbuildings.

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

Historic aerial photos show that the eastern side of site appears to have been cleared and potentially farmed with hay prior to 1990.

c. Describe any structures on the site.

The site is vacant.

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

No Structures will be demolished.

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

Clark County, R-43.

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

Clark County, UH.

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

None to the Applicant's knowledge.

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

The site contains a wetland and hydric soils on the County's Environmental Maps. These features have been confirmed by the project's wetland biologist.

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

The completed project may employ ten to twelve people.

j. How many people would the completed project displace?

The site is currently vacant.

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

The site is currently vacant.

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

The proposed use of the site as apartment complex is consistent with the County's zoning codes and overlay districts.

9. Housing

Agency use only

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

The proposed apartment community is intended to provide market rate housing opportunities. A total of 274 multi-family units will be provided.

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

No units will be eliminated as a result of the project.

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

No measures have been proposed to control housing impacts.

10. Aesthetics

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

The tallest buildings on site will be approximately 44 feet in height. Exterior materials will consist of fiber cement siding, hardi-plank siding, and stone.

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

The proposed development is not anticipated to obstruct or alter any significant views.

c. Proposed measures to reduce or control aesthetic impacts:

The proposed development will be tastefully painted and finished. The project's layout, architectural, and landscape elements have been prepared by design professionals.

11. Light and glare

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

Parking lots and building entrances will be illuminated during the evening and night hours.

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

Fixtures have been positioned on site to minimize the potential for light-spill or glare. No safety hazards are anticipated as a result of the installation of the proposed lighting plan.

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

There are minimal amounts of light generated from sources located off site.

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

The applicant has prepared a photometric analysis of the site. Fixtures have been placed in order to specifically reduce instances of light-spill or glare.

12. Recreation

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

Sarah J Anderson Elementary School and Gaiser Middle School are located within the site's immediate vicinity.

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

No existing recreational uses will be displaced by the proposed development.

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

The project site will provide several recreational opportunities including pedestrian and resident site amenities. A large splash pad and community gathering area will be provided adjacent to the project's clubhouse. The project's clubhouse will contain a community room and a small gymnasium.

13. Historic and cultural preservation

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

The site has no known historic or cultural significance.

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

There are no known historic, archaeological, scientific or cultural evidence or landmarks on or adjacent to the property. The Applicant has provided an archaeological pre-determination report prepared by Archaeological Consulting Services.

c. Proposed measures to reduce or control impacts:

If any cultural artifacts are discovered during site construction, all development will cease and all appropriate federal, state, county, and tribal agencies will be notified.

14. Transportation

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

The Applicant has provided detailed site plans showing the proposed street system that will serve the site and the surrounding roadways.

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

The site is serviced by Clark County Bus Service (C-Tran). The nearest stops are located to the west on Highway 99e and to the south by on NE 88th Street. The stops on NE 88th Street are located approximately 1,300 feet south of the project's southern boundary. The stops on Highway 99e are located approximately 800 feet west of the site.

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

The development will not eliminate any parking spaces. A total of 401 new parking spaces will be provided. These will consist of 279 new spaces, 102 compact spaces, and 20 ADA spaces.

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

The proposal will require the construction of a new north/south extension of NE 19th Avenue. The project will also require improvements to widen and provide pedestrian facilities along NE 94th Street. Several new driveways and drive aisles will be created throughout the project's internal parking and building areas.

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

The project will not use water, rail, or air transportation.

Agency use only

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

The Applicant's traffic impact analysis contemplates a total of 1,822 daily vehicular trips. Peak trips are anticipated to be 140 trips during the peak hour of traffic on weekday mornings and 170 trips during the peak hour on weekday evenings.

g. Proposed measures to reduce or control transportation impacts:

The Applicant will be required to pay Traffic System Impact Fees to the County.

15. Public services

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

The project will place additional needs on the County's service providers for urban services. Taxes and system development fees generated from the site and from the

building's construction will offset the cost of the additional demands on the County's urban service systems.

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

Taxes and system development fees generated from the site and from the building's construction will offset the cost of the additional demands on the County's urban service systems.

16. Utilities

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

Electricity, natural gas, water, refuse service, telephone, sanitary sewer are all available within close proximity to the site.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Utilities are provided to the site by the following agencies:

Electricity – Clark Public Utilities
Sewer – Clark Regional Wastewater District
Telephone – Qwest
Water – Clark Public Utilities
Refuse Service – Waste Connections
Natural Gas – Northwest Natural

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: _____ Date Submitted: June 14, 2016
Andrew Tull, Principal Planner
3J Consulting, Inc.

D. SEPA Supplemental sheet for non-project actions

Agency use only

Instructions:
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

   The proposed development will not result in significant discharges to waterways, emissions to air, noise impacts, or releases of toxic substances.

   Proposed measures to avoid or reduce such increases are:

   The proposed development will not result in significant discharges to waterways, emissions to air, noise impacts, or releases of toxic substances.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

   The development of the site will impact several acres of field grasses and shrubs. Habitat for small rodents and plants will be impacted.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   The development will maintain the majority of the existing wetlands on site and will implement the buffering requirements required by the Department of Ecology and Clark County's Environmental Services Division.

3. How would the proposal be likely to deplete energy or natural resources?
   The development of the site will place demands upon the County's energy resources through the creation of new residential households. The demands upon the County's energy systems will be purchased through monthly and annual service rates.

   Proposed measures to protect or conserve energy and natural resources are:

   The proposed development has been designed to comply with all applicable state building codes for energy efficiency.

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers,

threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The project is not located on any areas mapped for parks, wilderness, wild and scenic rivers, habitat for threatened or endangered species, historic or cultural sites, floodplains or prime farm lands. The site does contain a wetland but the vast majority of the wetland will be retained through the site development process. A small impact to the site's wetland has been proposed along the site's southern boundary in order to allow for the extension and improvement of NE 94th Street.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Impacts to the existing wetland on site have been minimized to the greatest possible extent.

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

The project is not located adjacent to or near to any shorelines.

Proposed measures to avoid or reduce shoreline and land use impacts are: Agency use only

The project is not located adjacent to or near to any shorelines.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The project will place additional demands on urban service through the creation of 274 new households.

Proposed measures to reduce or respond to such demand(s) are:

The project will result in the generation of additional tax revenues. The project will also contribute system development charges for each new residential unit.

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The project has been designed to comply with all applicable local, state, and federal standards related to environmental protection.