

## 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: April 1, 2016**

**Closing date for public comments: April 16, 2016 – fifteen days from notice**

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

**Project Name:** Union Park Apartments

**Case Number:** PSR2016-00004; SEP2016-00007

**Request:** The applicant requests site plan approval for the construction of a 120-unit apartment complex on 4.87acres in the R-30 zone.

**Location:** 12419 NE 119<sup>th</sup> Street. The parcel number is 200087-000 and is located within the NE 1/4 of Section 34, T3N, R2E of the Willamette Meridian.

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://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](mailto:ADA@clark.wa.gov)

**Applicant:** Jackola Engineering & Architecture, PC  
Aaron Wozniak, contact  
801 C Street, Suite 210  
Vancouver, WA 98660  
Phone: (360) 852-8746  
Email: awozniak@jackola.com

**Contact Person:** Jackola Engineering & Architecture, PC  
Toby McIntosh, contact  
2250 Highway 93 South  
Kalispell, MT 59901  
Phone: (406) 755-3208, Fax: (406) 755-3218  
Email: tmcintosh@jackola.com

**Property Owner:** RCC East, LLC  
9317 NE 72<sup>nd</sup> Avenue  
Vancouver, WA 98665  
Phone: (360) 449-0099, Fax: (360) 449-3369  
Email: sam@timberlandframing.com

**Comp Plan Designation:** UH (Urban High Density Residential)

**Parcel number:** 200087-000

**Township:** 3 North                      **Range:** 2 East                      **Section:** NE ¼ Section 34

**Neighborhood Contact:** Greater Brush Prairie Neighborhood Association  
Larry Knight, president  
15131 NE Caples Road  
Brush Prairie, WA 98606  
Phone: (360) 518-3317  
Email: knighthawkprotection@comcast.net

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

**Applicable code sections**

40.200 (General Provisions); 40.460 Shoreline Master Program; Subtitle 40.4 (Critical Areas); 40.500.010 (Procedures); 40.510.020 (Type II Process); and 40.570 (SEPA)

**Application Filing date:** 02/12/2016  
**Fully Complete date:** 03/15/2016

## 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:** April 16, 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](http://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 #5 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 Sunnyside Neighborhood Association

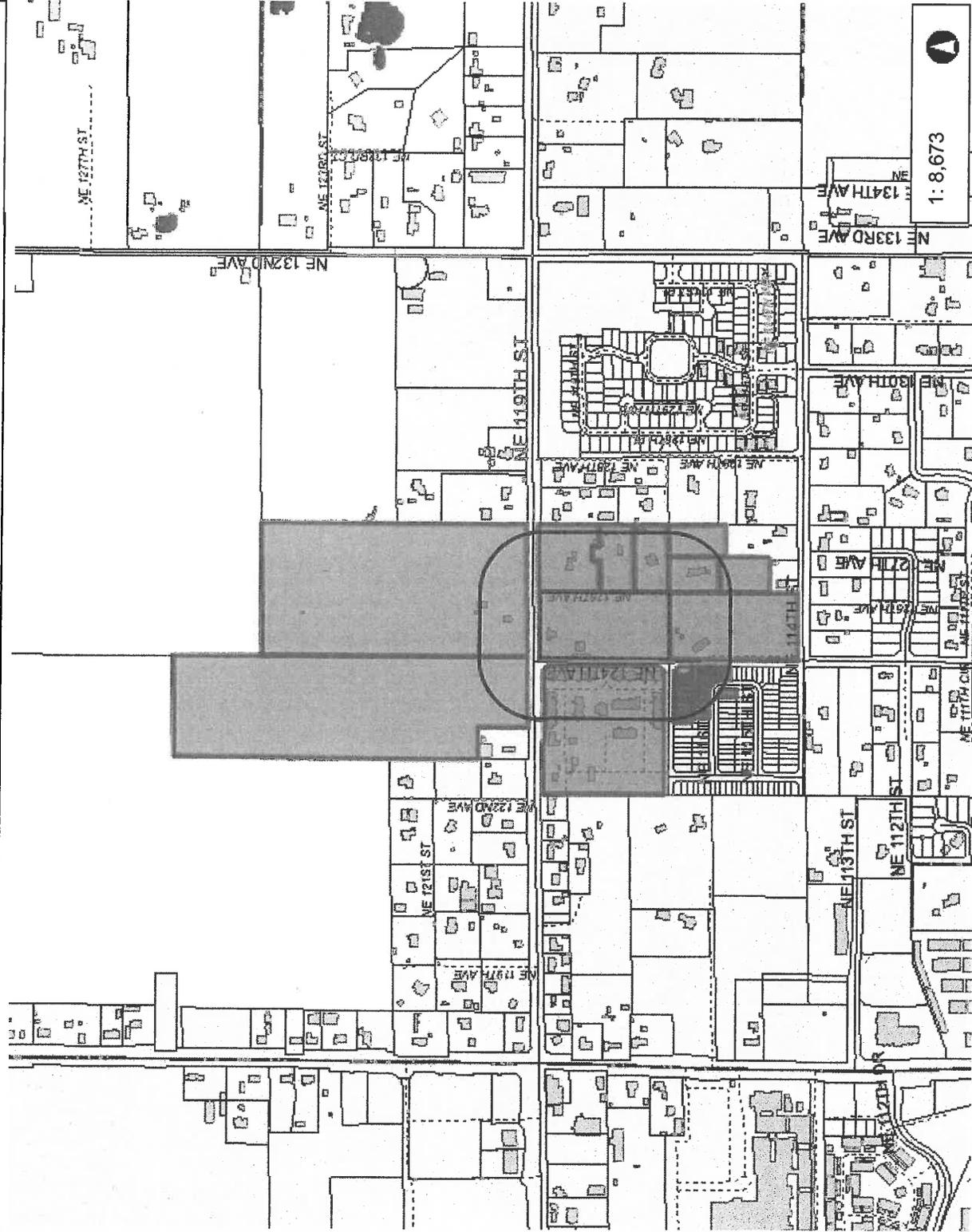
**Additional attachment for agencies:**

- SEPA checklist





# Union Park Apartments 300' List



1:8,673

1,445.5 Feet

722.76

0

1,445.5

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.

## Legend

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

Notes:



## State Environmental Policy Act (SEPA) Review

### What is the purpose of SEPA?

The purpose of the State Environmental Policy Act (SEPA) is to ensure that governmental agencies consider the environmental impacts of a proposal before making a decision. It also requires the responsible official to make a threshold determination as to whether a proposal has a "probable significant, adverse environmental impact" requiring an Environmental Impact Statement (EIS) to be prepared. In conjunction with this act are required information submittals, public notices, and timelines.

### Who is the responsible official?

For **public proposals**, the head of the lead department or division making the proposal shall be the responsible official. Whenever possible, agency people carrying out SEPA procedures should be separate from agency people making the proposal. An example of a project would include changes to the County Comprehensive Plan or Code, where the responsible official would be the Community Planning Director.

For **private proposals**, the head of the department or division with primary responsibility for approving or processing the permits and licenses for the proposal shall be the responsible official. An example would include the review of a subdivision or site plan where the responsible official would be the Development Services Program Manager.

### How is a SEPA threshold determination made?

First, the lead agency (i.e., Clark County) must determine if SEPA rules apply to a particular proposal. Clark County has identified the following proposals that are **exempt** from environmental review under SEPA:

1. For residential structures:
  - Up to 30 single family dwelling units within unincorporated urban areas;
  - Up to 20 single family dwelling units within designated urban reserve and rural areas;
  - Up to 60 multifamily dwelling units within unincorporated urban areas
2. For agricultural structures less than 40,000 square feet in size;
3. For office, school, commercial, recreational, service or storage buildings but not including manufacturing buildings:

Within unincorporated urban areas:

- Up to 30,000 square feet of gross floor area;
- Up to 90 associated or stand-alone parking spaces;

Within designated urban reserve and rural areas:

- Up to 12,000 square feet of gross floor area;
- Up to 40 associated or stand-alone parking spaces.

Revised 6/24/13



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E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

- 4. For landfills and excavations not associated with an exempt project in numbers 1-3 above, up to 1,000 cubic yards.

When any of the above proposals are subject to a critical area permit, the proposal is **not** exempt from a SEPA review. Critical areas include:

- Critical Aquifer Recharge Area (CARA)
- Columbia River Gorge
- Forestry
- Geological
- Floodplain
- Habitat
- Historic
- SEPA
- Shoreline (except certain qualifying Shorelines Exemptions)
- Wetland

One decided that SEPA applies, the lead agency (i.e., Clark County), must determine if there are possible significant adverse environmental impacts associated with each proposal. The options include the following:

- **DS = Determination of Significance.** The impacts cannot be mitigated through conditions of approval; thus, 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.

The county's threshold determination is based upon information provided from the applicant (i.e., a completed Environmental

Checklist), and knowledge of the area and applicable codes.

**What are the SEPA public notice and comment period requirements?**

For a DNS or MDNS, the county must make a threshold determination, or request additional information within 15 calendar days of determining if the application for the development proposal is Fully Complete meaning that all required information has been submitted. The county may wait up to 30 days for any requested additional information. However, the county must complete the threshold determination within 15 calendar days of receiving the requested information.

Once a DNS or MDNS is made, the county sends the DNS, environmental checklist and other supporting documents out for a 14 day review and comment period. The notice goes to the Department of Ecology, affected tribes, and other local agencies whose public services would be changed as a result of implementation of the proposal.

Once the comment period closes, the county may reconsider the DNS or MDNS based upon comments received, and may retain, modify or withdraw the DNS or MDNS. Any modifications must be sent to the agencies, but does not require a new comment period.

An Optional DNS process allows the county to issue an Expected DNS, which begins the comment period upon issuance of the notice of application. This option shortens the review time by about 14 calendar days and is used by the county for most Type II reviews.

**What happens if there is a Determination of Significance (DS)?**

If the responsible official determines that a proposal may have a probable significant adverse environmental impact, a determination of significance shall be

prepared. The DS will call for the development of an Environmental Impact Statement (EIS) that will analyze only those probable adverse environmental impacts that are significant. A notice for soliciting comments on the scope of the EIS shall also be issued to agencies and the public.

The next step is to finalize the scope of the EIS and then prepare the draft EIS (DEIS). The DEIS, Final EIS (FEIS) or any supplemental EIS (SEIS) may be prepared by county staff or by a consultant. The consultant may be selected by the county, or by the applicant if approved by the county. For private proposals, the applicant will be required to retain a consultant to prepare the EIS.

Once the draft EIS is completed and accepted by the county, the county will provide public notice asking for comments, due within 30 days from issuance. A copy of the DEIS will be sent to the Department of Ecology, agencies within its jurisdiction, and to all agencies or persons who submitted written comments or have requested a copy of the DEIS.

Once the comment period closes, additional studies or amendments to the DEIS, will commence. A final EIS will normally be issued within 60 days from the end of the DEIS comment period, and shall be completed within one year of issuance of the DS.

**Can the determination be appealed?**

The determination may be appealed to the county Hearing Examiner by the applicant or any person or group. An appellant must submit an appeal application and fee within 14 calendar days after the written notice of the decision is mailed.

See our *Appeals* handout for further information and fees.

**Note: This handout is not a substitute for county code. For more detailed information, please refer to Clark County Code, Chapter 40.570.**

**Fee schedule**

The following fees are required to be paid when the application is submitted.

Project reviews, any type	\$1,528
Issuance	\$53
Non-projects	\$1,987
Issuance	\$53
Includes annual review applications	
EIS review	
Cost recovery: applicant signs agreement to pay, receives itemized bill	
Issuance	\$53

**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.

**A. Background**

1. Name of proposed project, if applicable:

Rock Creek Commons East

2. Name of applicant:

Toby McIntosh, c/o Jackola Engineering & Architecture

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

PO Box 1134, Kalispell, Montana 59903  
406-755-3208, tmcintosh@jackola.com

4. Date checklist prepared:

12/23/15

5. Agency requesting checklist:

Clark County Community Development

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

Construction is slated to begin in late summer to early fall 2016 and improvements will not be phased.

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

No

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

No

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

No

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

Clark County Land Use Approvals, Engineering & Final Site plan approval, Building permit approvals, Demolition permit for existing structures.

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.)

A 120 unit apartment complex containing six apartment buildings and one community Clubhouse. There will be an outdoor amenities area adjacent to the clubhouse. The property is approximately 4.9 acres and currently has a house and miscellaneous outbuildings.

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.

12419 NE 119th Street, Vancouver, Washington. Parcel number 200087000 located in the NE 1/4 of Section 34, Township 3N, and Range 2E

**B. Environmental Elements**

Agency use only

**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 and the approximate percentage of the slope?

The steepest slope is approximately 5% running east/west through the property and is located approximately midway between the north and south boundaries.

- 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.

LgB - Lauren gravelly loam

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

No.

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

Approximately 10,000 cubic yards of on-site grading for infrastructure development.

Approximately 4,100 cubic yards of gravel and asphalt will be needed to construction the

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

Some erosion may occur during rainfall events while construction is in progress. A construction SWPPP permit will be required to mitigate this potential.

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

Approximately 75% of the site would be covered by impervious area.

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

BMP's will be used to reduce erosion and would include but is not limited to silt fencing, storm drain inlet protection, mulching, and seeding.

**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.

Dust, automobile emissions, equipment emissions, equipment exhaust odors, asphalt materials odors.

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

Gravel pits, concrete batch plants and asphalt plants.

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

Site watering during dry periods will mitigate dust, turning off construction equipment when not in use will reduce emissions.

**3. Water**

Agency use only

a. Surface:

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

There are no surface water bodies on or in the vicinity of the site.

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

Not applicable.

- 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.

Not applicable.

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

No surface water withdrawals or diversions will be required.

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

The site is not within a 100-year floodplain.

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

No waste material will be discharged to surface water.

b. Ground:

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

Storm water will be infiltrated into the ground on-site after implementation of BMPs meeting the Clark County Storm manual.

- 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. The development will be connected to the Clark Regional Wastewater District sanitary sewer system.

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.  
Stormwater runoff will occur from buildings, parking lots, sidewalks, and landscape areas. The runoff will be collected and conveyed to an approved BMP facility and infiltrated into the ground. Runoff will be contained on-site and infiltrated.
- 2) Could waste materials enter ground or surface waters? If so, please describe.  
Motor vehicles and equipment could leak contaminants that may enter ground waters. The potential to enter surface waters will be minimal as there are no surface waters nearby. BMPs will help reduce these impacts
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:  
Approved BMP's will be used to treat stormwater runoff from buildings and parking lots. Runoff from parking lots will be treated prior to infiltration to reduce the risk of contaminants from entering ground water.

Agency use only

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#### 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
- b. What kind and amount of vegetation will be removed or altered?  
All existing vegetation including grasses, deciduous & coniferous trees, and shrubs will be stripped and removed.
- c. List threatened or endangered species on or near the site.  
None known.
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:  
Landscaping will include grass, stone and/or bark mulch ground covers, and native trees and shrubs.

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#### 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.

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

None known.

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

The site is located within the Pacific Flyway which extends from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

None.

Agency use only

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## 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.

Electricity will be used for heating and all appliances.

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

There are no solar energy users on adjacent properties.

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

Comply with state building and energy codes.

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## 7. Environmental health

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

None.

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

Fire, police and ambulance services.

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

No on-site fuel storage will be kept on-site during or after construction to eliminate potential for fuel spills.

- b. Noise

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

Traffic noise from the surrounding roadways and neighboring properties.

- 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.

Noise common to construction activities will occur between 7am and 7pm until the project is completed.

3) Proposed measures to reduce or control noise impacts:

Limit construction activities to daytime hours.

Agency use only

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## 8. Land and shoreline use

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

The current use of the site and properties to the east are single family residences. Properties to the west are multifamily residences. The property to the south is proposed for multifamily residences.

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

Not known.

c. Describe any structures on the site.

Existing structures consist of a house with a detached garage, a pole barn, lean-to shed, and a storage shed.

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

All existing structures will be removed prior to construction.

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

R-30

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

UH

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

Not applicable.

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

No.

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

300

j. How many people would the completed project displace?

3

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

None.

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

Improvements will be made to adjacent roadways. Access roads to the parking areas would be coordinated with adjacent properties to reduce congestion.

**9. Housing**

Agency use only

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

120 middle income apartment units would be provided.

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

1 middle income unit would be eliminated.

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

None.

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**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?

48' (Three story apartment buildings). Building materials would consist of approximately 90% fiber cement siding, 10% ground face CMU or tile and 85% asphalt roofing and 15% metal roofing.

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

None.

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

~~None~~ Proper orientation and shielding of light sources.

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**11. Light and glare**

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

Site lighting and apartment lighting will occur during evening hours but will comply with the Washington Codes.

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

No.

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

None known.

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

Site lighting and building mounted lighting would utilize down cast fixtures with cut-off shades to reduce impacts to neighboring properties and right-of-ways per the Revised Code of Washington.

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**12. Recreation**

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

Hartwood Golf Course is located approximately 1.25 miles northeast of the site.

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

No.

Agency use only

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

Recreational facilities consisting of a basketball court, splash pad, playground and BBQ area are proposed to be provided on-site.

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### 13. Historic and cultural preservation

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

None known.

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

None were identified.

- c. Proposed measures to reduce or control impacts:

None

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### 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 site will be served by NE 119th St. and NE 124th Ave. The site will be accessed from NE 124th Avenue from the west and from a new east-west access road to be constructed along the south boundary.

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

No. The nearest C-Tran transit route is approximately 0.5 miles west of the site on NE 117th Avenue.

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

235 added.

Approximately 3 eliminated.

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

Yes. NE 119th Street (public) would be widened for the length of the property. NE 124th Avenue (public) would be widened for the length of the property. A new road would be constructed along the south boundary of the property.

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

No.

Agency use only

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.  
Approximately 798 total daily trips.  
Peak volume in PM with approximately 495 trips at peak.

- g. Proposed measures to reduce or control transportation impacts:  
None.

**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 require all services and are all available to serve the site.

- b. Proposed measures to reduce or control direct impacts on public services:  
None.

**16. Utilities**

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

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

Water: Clark Public Utilities      Sewer: Clark Regional Wastewater District  
 Telephone: QWest                      Electric: Clark Public Utilities  
 Gas: NW Natural Gas

**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: 2/10/14

**D. SEPA Supplemental sheet for non-project actions**

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**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 project would increase emissions to air from vehicles and potentially maintenance equipment. Vehicle noise would increase from the added residences.

Proposed measures to avoid or reduce such increases are:

None.

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

Any affect on plants or animals is anticipated to be minimal. Fish or marine life would not be affected.

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

None.

3. How would the proposal be likely to deplete energy or natural resources?

Any energy use can have an impact on resources; however growth of the area will continue to occur well beyond the scope of this project.

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

The project will comply with all building and energy codes in place.

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?

No use or affect as a result of this project.

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

None.

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 would not affect land and shoreline use and would not encourage uses incompatible with existing plans.

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

Agency use only

None.

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

The project would increase demands on transportation, public services and utilities as a result of the increase in residential units.

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

Pedestrian connectivity to adjacent ROW will be provided to promote pedestrian circulation. Further the building and energy codes will provide more efficient, lower energy use housing.

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

No known conflicts.