

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 5, 2016

Closing date for public comments: August 20, 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: Vista View Apartments

Case Number: PSR2016-00013 / SEP2016-00028

Request: The applicant requests approval to construct 26 apartments and a new club house on a .87 acre parcel in the R-22 zone. The project will be an addition to the existing Vista View apartments, a 90-unit apartment complex to the north. The applicant proposes to consolidate the two lots, which will result in one 5.27acre parcel with 116 apartment total units.

Revised 7/9/13



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: 2114 NE 144th Street & 14505 Ne 20th Avenue

Applicant: Jerry Marger, contact
14505 NE 20th Avenue
Vancouver, WA 98686-1494
Email: jmarger@comcast.net

Contact Person: Paul Williams, PE
7504 NW 10th Avenue
Vancouver, WA 98665
Phone: (360) 931-3122
Email: paulwilliamspe@gmail.com

Property Owner: Vista View LLC
14505 NE 20th Avenue
Vancouver, WA 98686-1494

Comp Plan Designation: UM (Urban Medium Density Residential)

Parcel numbers: 185722-000 & 117895-030

Township: 3N **Range:** 1E **Section:** SE 1/4 S23

Neighborhood Contact: Fairgrounds Neighborhood Association
Bridget Schwarz, president
Phone: (360) 573-5873
Email: bridget@bridge-i-t.com

Staff Contact: Amy Wooten, Project Planner
(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), 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), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), 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), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: May 26, 2016
Fully Complete date: July 22, 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 20, 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, Project Planner
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

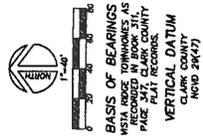
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

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:

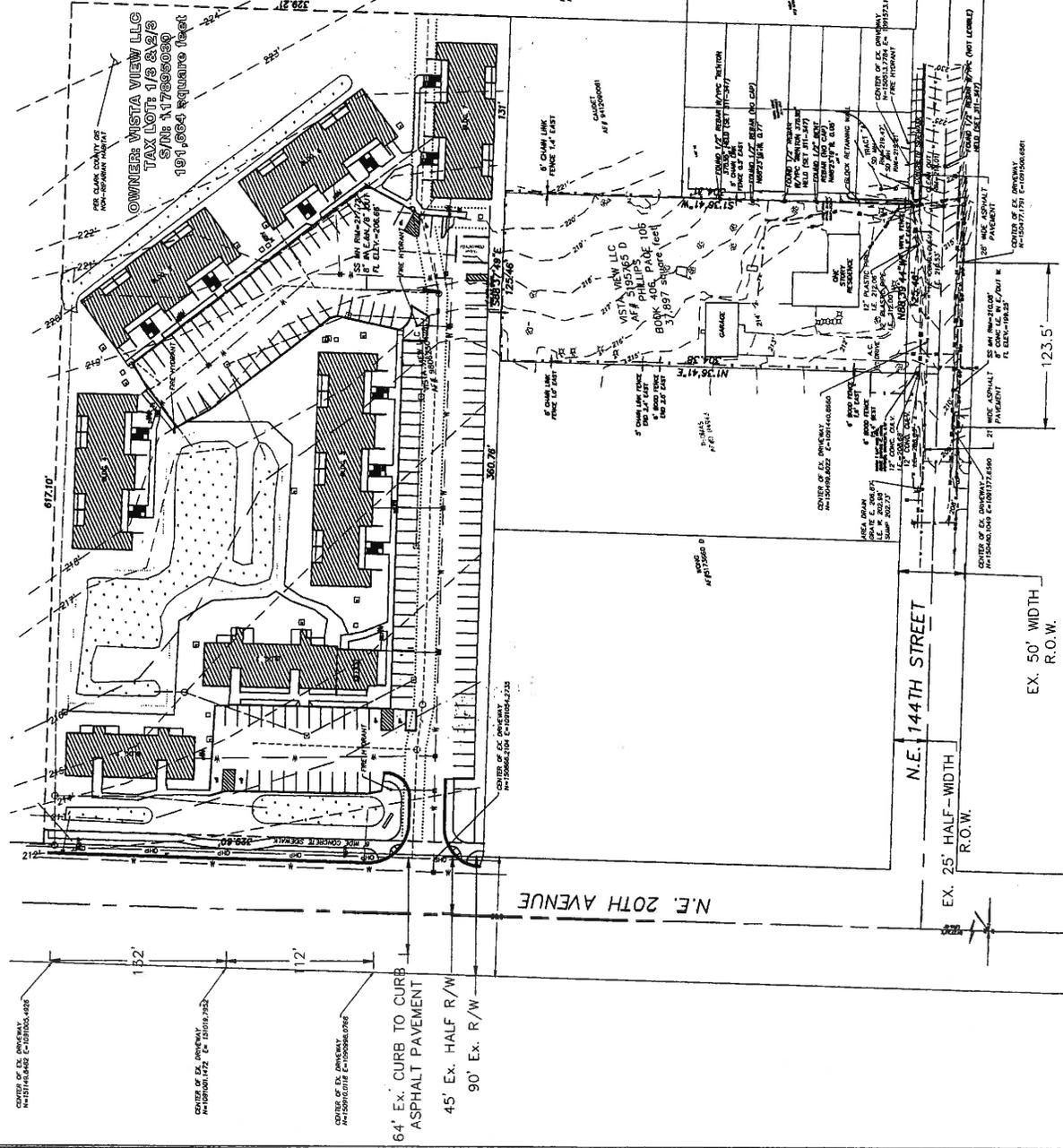
- SEPA checklist

VISTA VIEW APARTMENTS
BOUNDARY & EXISTING CONDITIONS SURVEY
PREPARED FOR
VISTA VIEW LLC
JANUARY 4, 2016
PARCEL NUMBER 18722000
CLARK COUNTY, WASHINGTON
A PORTION OF THE N1/4 OF THE S1/4 OF SECTION 23,
TOWNSHIP 3 NORTH, RANGE 7 EAST, W.M.,
CLARK COUNTY, WASHINGTON



SITE DATA
PARCEL ID 11785-000
PARCEL ADDRESS 14525 NE 20TH AVE
PARCEL SIZE 4.4 ACRES ± 191,684 sq. ft.
PRESENT USE 80 UNITS FAMILY UNITS
TRANSIT ROUTES & STOPS C-TRAIN ROUTE #19
EXISTING SEWER CLARK REGIONAL WASTEWATER DISTRICT
EXISTING ELECTRICAL CLARK PUD
EXISTING SETBACKS STREET = 20 FT.
REAR = 20 FT.
PARCEL ID 18722-000
PARCEL SIZE 0.67 ACRES = 37,897 sq. ft.

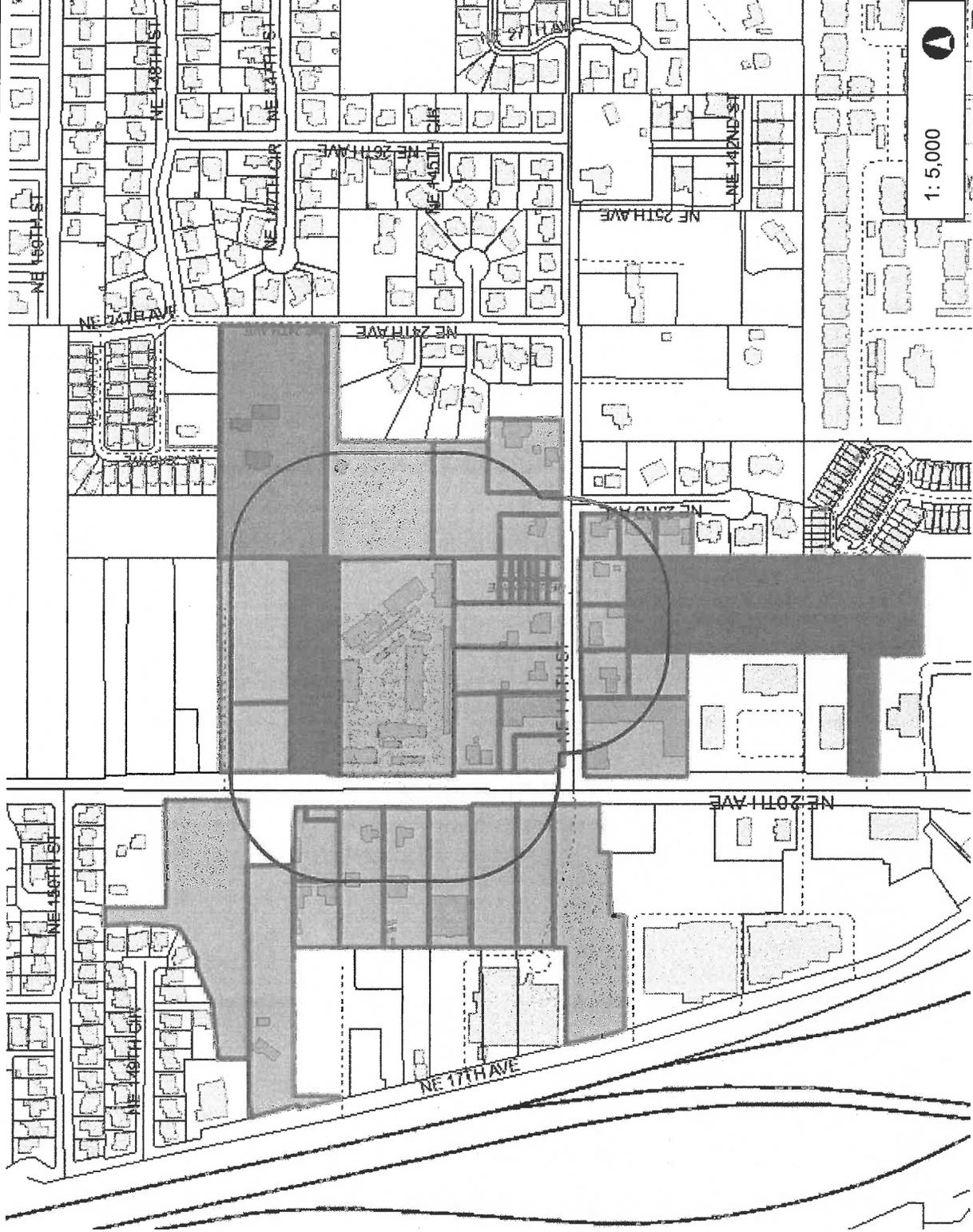
- LEGEND**
- FOUND LOT CORNER
 - SANITARY SEWER MANHOLE
 - ⊙ SEWER CLEANOUT
 - STORM DRAINAGE CATCH BASIN
 - ⊠ STORM DRAINAGE MANHOLE
 - ⊞ FIRE HYDRANT
 - ⊡ WATER METER
 - ⊠ WATER VALVE
 - ⊠ TELEPHONE PEDestal
 - ⊠ POWER POLE
 - ⊠ CEDARWOOD TREE
 - ⊠ UNDERGROUND STORM DRAINAGE LINE
 - ⊠ UNDERGROUND SANITARY SEWER LINE
 - ⊠ UNDERGROUND WATER LINE
 - ⊠ UNDERGROUND POWER LINE
 - ⊠ OVERHEAD UTILITY LINE



PROPOSED BY: **KO** DEVELOPMENT
10000 1st Ave SE
Burien, WA 98148
360.474.2100
www.ko-development.com



Vista View Apartments South 300' List



833.3 416.67 833.3 Feet

1: 5,000



Legend

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

Notes:

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
UPDATED 2014

A. BACKGROUND

1. Name of proposed project, if applicable:

Vista View Apartments

2. Name of applicant:

Vista View LLC

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

Paul Williams 7504 NW 10th Ave Vancouver, WA 98665 360-931-3122

4. Date checklist prepared:

April 10, 2016

5. Agency requesting checklist:

Clark County Department of Community Development.

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

Construction would likely begin upon approval and procurement of all applicable reviews and permits.

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

No plans at this time

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

None

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.

Traffic Study – Engineering NW PLLC

Preliminary Storm water Report – Engineering NW PLLC

Archaeological Predetermination – Archaeological Services of Clark County

Clark County Health Department Development Review- Engineering NW PLLC

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

Preliminary Site Plan Approval Final Site Plan Approval

Engineering Plan Approval

Grading Plan Approval

Building Permits

Archaeological Predetermination

Storm water Pollution Prevention Program

Legal Lot Determination

Boundary Lot Adjustment
Erosion Control Plan Approval
Grading Permit
Stormwater Plan Approval
SEPA Determination

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

The Vista View Apartment Complex proposes to build 26 apartment units, and a club house.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The site is located within the southeast quarter of Section 23, Township 3 North, Range 1 East of the Willamette Meridian, Clark County, Washington.

B. ENVIRONMENTAL ELEMENTS

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 (approximate percent slope)?

The steepest slope on the property is 5%.

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

The types of soils found on the property consists of silt, clay and sand.

The soil on site is HoA and Non-hydric.

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

None

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

Site grading to construct building pads, parking, and other associated

improvements. Preliminary estimates show that the site may require up to 200 cubic yards of fill. Fill will be imported from an approved site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No erosion will occur.

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

Approximately 75% of the site will be covered with impervious surfaces after construction.

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

The project will implement temporary erosion control measures during the construction to prevent silt-laden stormwater from leaving the project site. These will meet the Clark County and DOE standards. All disturbed area will be planted with permanent vegetation to minimize long term erosion. The project will also construct a stormwater infiltration facility that will meet the Clark County storm water code. Refer to preliminary Development Plan for information regarding storm water and erosion control.

2. Air

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

Short term exhaust emissions and dust generated from construction equipment are expected. Long term impacts include standard vehicle emissions. Other emission source 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, 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 Water:

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

None

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

No

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

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

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

No

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

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will withdraw from a well for drinking water. This project will connect to public water and sewer. The storm water plan for this project proposes the uses of bio-retention facility to treat and infiltrate storm water.

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.

Stormwater will be infiltrated into the native soil.

c. Water runoff (including stormwater):

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

This project proposes to use a bio-retention facility to collect, treat and infiltrate of the storm water runoff.

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

No

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

No.

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

This proposal will meet or exceed Clark County's water quality and quantity standards provided for by the Clark County Storm water Ordinance. 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 the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

All vegetation will be removed from areas depicted for the future buildings, parking, utilities and other on site improvements during construction activities as shown on the Preliminary Site Plan unless otherwise shown to remain on the Preliminary Landscape Plan.

c. List threatened and 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 landscaping plan, with the proposed use of native plants, will be prepared for the site as required by Clark County Code. Also the project propose to plant wetland plants within the existing wetland onsite to mitigate for wetland impact.

e. List all noxious weeds and invasive species known to be on or near the site.

None to the Applicant's knowledge

5. Animals

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Songbirds
Rodents

b. List any threatened and 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.

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

Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife. Additional plants within the existing wetland on site should create some habitat for wildlife.

e. List any invasive animal species known to be on or near the site.

None to the Applicant's knowledge

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 apartment units uses of electricity and possibly 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, or hazardous waste, that could occur as a result of this proposal?
If so, describe.

No

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

None to the Applicant's knowledge

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None to the Applicant's knowledge

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None to the Applicant's knowledge

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

Additional police and fire/emergency may be required. No special emergency services will be required.

- 5) 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)?

Existing 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 would create short-term construction noise. Residents will create vehicle noise in the long-term.

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

Construction activities will not occur after 8:00 p.m. or before 7 a.m.

8. Land and shoreline use

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

Single Family Residence and Multi-Family Residence.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe.

How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

None to the Applicant's knowledge

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

None to the Applicant's knowledge

- c. Describe any structures on the site.

One single family home and a detached garage.

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

Yes, the single family home and detached garage.

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

R-22

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

High density multi-family

g. If applicable, 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 a critical area by the city or county? If so, specify.

None

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

The completed project may employ up to 4 people.

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

None

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

NONE

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.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

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

26 apartment units will be for rent.

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

One single family home

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?

It is anticipated that some of the buildings will be approximately 38 feet tall. The

principal exterior building materials are hardi plank.

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

Views across the site may be obstructed with the construction of the buildings.

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 apartment complex parking lot and building lighting will occur in the nighttime hours.

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

The installation of illuminated materials will minimize dispersion on the site and will 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 level generated off site but they are unlikely to affect the proposal.

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

The lighting plan for the proposal will be designed to minimize off site glare.

12. Recreation

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

Vista Meadow Neighborhood park is located in the immediate vicinity.

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

None

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

None.

13. Historic and cultural preservation

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

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation?

This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known historic, archaeological, scientific or cultural evidence or landmarks on or next to the site. Please refer to the archaeological pre-determination provided by Archaeological Services of Clark County report. It indicates that no cultural resources were found and that no further archaeological work is recommended at this time.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
There are no known historic, archaeological, scientific or cultural evidence or landmarks on or next to the site. Please refer to the archaeological pre-determination provided by Archaeological Services of Clark County report. It indicates that no cultural resources were found and that no further archaeological work is recommended at this time.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.
If any cultural artifacts are discovered during construction on the site, all development will cease and all appropriate federal, state, county and tribal agencies will be contacted.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site will be accessed via a full access driveway off of NE 144th Street. Refer to the Preliminary Site plan for further information
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
The site is currently served by public transit Street transit. The nearest transit stops are located to the south, off of NE 139th Street.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
The completed project would have 29 parking stalls.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
Sidewalk and landscape improvements, along with right-of-way dedication, will take place along NE 144th Street. No new public roads are proposed. Refer to Preliminary Site Plan for further information.
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would

be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The project proposed to generate approximately 182 new average daily vehicle trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

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

Pay traffic impact fees

15. Public services

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

The 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 _____

Public water

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 – 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: Paul Williams

Name of signee Paul Williams P.E.

Position and Agency/Organization Civil Engineer Engineering Northwest PLLC

Date Submitted: April 10, 2016

D. supplemental sheet for nonproject actions [help]
(IT IS NOT NECESSARY to use this sheet for project actions)

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 the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?
Proposed measures to avoid or reduce such increases are:
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Proposed measures to protect or conserve plants, animals, fish, or marine life are:
3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas 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?
Proposed measures to protect such resources or to avoid or reduce impacts are:
5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?
Proposed measures to avoid or reduce shoreline and land use impacts are:
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Proposed measures to reduce or respond to such demand(s) are:
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.