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: March 14, 2019

Closing date for public comments: March 29, 2019

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: Minnehaha Meadows Site Plan

Case Number(s): PSR2019-00004, EVR2019-00014, FLP2019-00005, & GEO2019-00016

Request: The applicant requests approval for a 49-unit apartment complex comprised of townhouse-style units and related infrastructure.

Address: 6000 Ne 63rd Street
Vancouver, WA 98661

Revised 3/13/2019

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov
Parcel number(s): 106270-000

Applicant: Ginn Development, LLC
7223 NE Hazel Dell Avenue
Vancouver, WA 98665
360.768.5032
phil@ginngrp.com

Owner: Richard & Margie Grange Trustees
3725 E Mill Plain Boulevard
Vancouver, WA 98661

Contact Person: PLS Engineering
Travis Johnson, contact
604 W Evergreen Boulevard
Vancouver, WA 98660
360.944.6519
travis@plsidevelopment.com

Staff contact: Amy Wooten, project planner
564.397.5683
amy.wooten@clark.wa.gov

Neighborhood Association/Contact: Andresen/St. Johns NA
Neil Chambers, contact
360.699.5119
n.chambers@comcast.net

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.020 (Residential & Office Residential District), Chapter 40.260 (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 40.410 (Critical Aquifer Recharge Area), Chapter 40.420 (Flood Hazard Areas), Chapter 40.430 (Geologic Hazard Areas), Chapters 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health).

Application Filing date: February 14, 2019
Fully Complete date: March 1, 2019
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:  March 29, 2019

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, Planner II
       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:  Mitch Nickolds, 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 Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Clark County Conservation District
City of Vancouver Transportation

Special Purpose Agencies: Clark County Fire
Clark Public Utilities

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

Additional attachment for agencies:
- SEPA checklist
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."

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:

   Minnehaha Meadows Site Plan

2. Name of applicant:

   GINN Development, LLC

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

   Phil Wuest
   360-768-5048
   7223 Hazel Dell Avenue
   Vancouver, WA 98665

4. Date checklist prepared:

   January 24, 2019

5. Agency requesting checklist:

   Clark County

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

   Earliest start of development is 7/8/19 with an estimated completion date of 7/8/21. There is no proposed phasing.

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

   No, not at this time.

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

   SEPA Checklist, Archaeological Predetermination, and Floodplain Inquiry.

   [Staff response: The applicant has also applied for geohazard review.]

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

   There are no applications pending for governmental approvals affecting the property covered by your proposal.

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

   - Preliminary Type II Site Plan review by Clark County Community Development
• Public notification and staff report publications
• Final engineering plan review and approval
• Clark County Health District review and approval of the final site plan

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.)

Site acreage is approximately 4.57 acres. The applicant is proposing to construct a 49-unit townhouse site plan and recreational area complying with Clark County Code.

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.

Clark County GIS information identifies the parcel in the SW 1/4 of Section 07, Township 2 North, Range 2 East of the Willamette Meridian. The site is located address 6000 NE 63rd Street, Vancouver, WA 98661. The site is identified as parcel number 106270-000 per Clark County assessor records. See the preliminary development plan for a site plan, vicinity map, and topographical data.

B. Environmental Elements

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

   The site is a tiered with a flat portion of land on the south end of the site with a steep drop through the center of the site and a flat portion of land on the north side of the site.

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

   Approximately 72.5% of slopes onsite are less than 5% and 27.5% of slopes are between 15% and 25%.

   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.

   This site consists solely (100%) of Hillsboro Loam (HIB and HIC).
d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.

There are no known surface indications or history of unstable soils in the immediate area.

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

There will be grading for the construction of driveways, a private drive aisle, continuation of a public roadway, the installation of utilities, and the preparation of the site for townhouse buildings. Surplus material may be required to be hauled from the site to an approved dump site or offsite fill may be required. Quantities and source are unknown at this time.

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

Standard erosion control measures will be followed during construction on the site. A final erosion control plan will be reviewed and approved by Clark County Public Works prior to construction on the site. A copy of that final erosion control plan will be filed with the final construction plans with Clark County Public Works.

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

Approximately 46%.

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

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of construction.

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.

Construction equipment emissions and dust on the short term. Long-term emissions will be produced by automobile traffic and
normal household activities, possibly including wood burning stoves and fireplaces.

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

There are no known off-site sources of emissions or odor that may affect the proposal.

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

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

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 known 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.

Does not apply.

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.

Does not apply.

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

The proposal will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.
The portion of the north side of the site is mapped as floodplain. There was a floodplain analysis performed by MacKay Sposito that shows the that the elevation of the flood plain in this area was 263.2 ft (NGVD29). There is a ditch that runs along the north property line that is lower than elevation 263.2. The remaining of the site is above this elevation. The applicant will submit a LOMR map revision to update the FEMA mapping to adhere to the Mackay and Sposito report.

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, there will be no discharges of waste material to 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.

No ground water will be withdrawn and no water is anticipated to be discharged to ground water.

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 is proposed to 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.

There will be additional stormwater runoff from stripping of native vegetation, roof area, driveways, and roadways. It is currently planned to drain roadways and roofs to catch basins. Catch basins will then pipe stormwater to a detention pond which will release stormwater into an existing ditch at rates matching pre-developed conditions.
2) Could waste materials enter ground or surface waters? If so, please describe.

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

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

Use of approved erosion control measures during all phases of development. Also, it is currently planned to use a detention pond to control stormwater runoff rates.

4. Plants

a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple; aspen; other; poplar; and various native fruit trees.
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail; buttercup; bulrush; skunk cabbage; other; bent grass; velvet grass; reed canary grass; and slough sedge.
- Water plants: water lily; eelgrass; milfoil other
- Other types of vegetation

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

Approximately 75% of vegetation will be stripped for site preparation.

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

There are no known threatened or endangered species on or near the site.

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

It is currently planned a minimum of 20% of the site will be landscaped to the L1 standard per Clark County Code (CCC) 40.320.010. 5 feet of the south and west perimeter will be
landscaped to the L1 standard and 5 feet of the north and east perimeter will be landscaped to the L3 standard.

5. Animals

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

- Birds: hawk; heron; eagle; **songbirds; other**;

  *Local birds are observed on the site and in the area.*

- Mammals: deer; bear; elk; beaver; **other**;

  *Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.*

- Fish: bass; salmon; trout; herring; shellfish; other

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

  *There are no known threatened or endangered species on or near the site.*

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

  *This site is part of the Pacific Flyway for migratory waterfowl.*

d. List proposed measures to preserve or enhance wildlife:

  *A portion of the site will be maintained as outdoor recreation area and landscaped to the L1 standard.*

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 new homes on the site will be served primarily by electricity and natural gas. Wood stoves might be used for heating. Other forms of energy will depend on homeowners.*

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

*The new homes will have energy efficient windows and comply with the state building codes which includes conservation measures.*

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.

*There are no known environmental health hazards that could occur as a result of this proposal.*

1) Describe special emergency services that might be required.

*No special emergency services outside those normally expected in a residential area are anticipated to be required in association with this proposal.*

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

*None.*

b. Noise

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

*Light traffic noise from surrounding areas/roads along with typical home use noises. None of these will affect the proposal.*

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.

*Short term noises would include construction noises which would occur during approved hours as mandated by Clark County and Washington State. Long term noises could include slight increase in traffic noise and normal household noises.*

3) Proposed measures to reduce or control noise impact
Construction on the site will take place during normal working hours as allowed by the Clark County Noise Ordinance.

8. Land and shoreline use

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

_The site currently has a single-family residence and sheds. The current use of adjacent parcels are residential subdivisions, a small business, vacant land, or single-family residences._

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

_The applicant has no knowledge if the site was historically used for agriculture._

c. Describe any structures on the site.

_One single-family residence and approximately five sheds._

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

_All existing structures will be demolished._

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

_R-12, Residential Districts_

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

_U, Urban Medium Density Residential and BPA, Bonneville Power Administration_

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

_The site does not lie within the shoreline master program._

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

_There are no known environmentally sensitive areas on or near the site._

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

_It is currently planned that this development will contain 49 units. At 2.58 people per household (per 2010 US Census), there would be a_
total of approximately 126 people residing within this development at the time of full buildout.

j. How many people would the completed project displace?

Per the 2010 US Census there are 2.58 persons per household. One home is being demolished. Approximately 3 people will be displaced with this proposal.

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

The proposal will provide a new 49-unit residential site plan to help with displacement impacts.

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

By complying with the zoning designation, the comprehensive plan, and the Clark County Unified Development Code, the proposal will be compatible with the existing and projected land uses.

9. Housing

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

Approximately 49 units will be provided. The type of housing is unknown.

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

One middle-income residence will be eliminated.

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

The applicant proposes to pay all impact fees associated with building permits.

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?

All new home construction will meet Clark County building codes for residential housing development and not exceed height limits of 50’. Exterior building materials are unknown.
b. What views in the immediate vicinity would be altered or obstructed?

   Approximately 4.57 acres of lightly treed land with one single-family residence will be converted into a residential site plan with recreational open space.

c. Proposed measures to reduce or control aesthetic impacts:

   Approximately 20% of the site will be landscaped to Clark County's L1 standard.

11. Light and glare

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

   When homes are constructed on the proposed lots, there will most likely be light produced from houses, yards, and porch lights during evenings and early mornings.

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?

   Do not know.

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

   None.

12. Recreation

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

   Walnut Grove Elementary School exists approximately 0.5 miles east of the project as well as a few small parks approximately 1 mile from the project.

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

   No.
c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:

_The applicant proposes to pay all park impact fees associated with building permits as well as provide recreational open space such as a gravel path and picnic table._

### 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 a moderate to high archaeological predictive model rating. An Archeological Predetermination has been performed yielding no findings. There are no known places or objects on or near the site which are listed or proposed for national, state, or local preservation registers._

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 landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site._

c. Proposed measures to reduce or control impacts:

_An Archaeological Predetermination has been performed and documented by the Department of Historic Preservation (DAHP). Based on the findings of the report, the archaeologist recommended no further investigations of the site._

### 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 is currently being accessed by a driveway off NE 63rd Street. This driveway will be removed. The site will gain access by extending NE 64th Street through to the east property line. See the preliminary development plan._

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
C-Tran runs along NE Andresen Road approximately 2,000 feet east of the site.

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

Approximately 116 parking spaces are proposed. This project will eliminate parking from one single-family residence.

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.

This project will require minor frontage improvements to NE 63rd Street including right of way dedication and sidewalk reconstruction. Pavement widening will not be required. The construction of this project also proposes to extend NE 64th Street from the west property line to the east property line.

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

No.

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

It is anticipated that 350 trips per day would be generated by the project. It is expected that 22 trips will occur in the AM peak hour (7:00 – 9:00 AM) and 26 trips will occur in the PM peak hour (4:00 – 6:00).

g. Proposed measures to reduce or control transportation impacts:

The applicant proposes to pay all traffic impact fees associated with building permits.

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.

Yes, the completion of this development and the construction of new homes will increase the need for public services in the area.

b. Proposed measures to reduce or control direct impacts on public services:
The applicant proposes to pay all impact fees for schools and traffic at the time of building permit.

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:

- Electricity: Clark Public Utilities
- Water: City of Vancouver
- Telephone: Qwest, Comcast
- Sanitary Sewer: City of Vancouver
- Natural Gas: NW 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: [Signature] Date Submitted: 2/6/2019