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

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

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

**Closing date for public comments: June 18, 2019**

**Hearing date, time, and location**
The Clark County Hearing Examiner will conduct the public hearing on Thursday July 25, 2019 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

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

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

**Project Name:** PEACOCK MANOR II SUBDIVISION

**Case Number:** PLD-2019-00012

**Request:** The applicant is requesting Subdivision approval to divide

Revised 7/15/13

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
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
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: Peacock Manor II Subdivision

2. Name of applicant: Adrian Maitland

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

Applicant:
Attn: Adrian Maitland
P.O. Box 871868
Vancouver, WA 98687
(360) 608-3677
quintessentialhomes@hotmail.com

Contact:
Attn: Gayle Gerke
Olson Engineering, Inc.
222 E. Evergreen Blvd.
Vancouver, WA 98660
(360) 695-1385
gayleg@olsonengr.com

4. Date checklist prepared: April 10, 2019

5. Agency requesting checklist: Clark County Department of Community Development

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

   Construction will take place 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

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

   Traffic Study – H. Lee & Associates, PLLC
   Preliminary Stormwater Report – Olson Engineering, Inc.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known

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

<table>
<thead>
<tr>
<th>Preliminary Plat Approval</th>
<th>Final Plat Approval</th>
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</thead>
<tbody>
<tr>
<td>Engineering Plan Approval</td>
<td>Erosion Control Plan Approval</td>
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<tr>
<td>Grading Plan Approval</td>
<td>Grading Permit</td>
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<tr>
<td>Building Permits</td>
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<tr>
<td>NPDES Permit</td>
<td>SEPA Determination</td>
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<td>Archaeological Predetermination</td>
<td>Legal Lot Determination</td>
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<tr>
<td>Stormwater Pollution Prevention Program</td>
<td>Variance Approval</td>
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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 applicant, Adrian Maitland, is proposing to divide approximately 3.22 acres zoned R1-5 into 21 single-family residential lots for residential uses.

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 at 12801 NE 104th Street and is identified as Assessor's Parcel #986046-852 located in the Southeast Quarter of Section 34, Township 3 North, Range 2 East of the Willamette Meridian.


B. Environmental Elements [HELP]

1. Earth [help]

   a. General description of the site:

      (circle one): flat, rolling, hilly, steep slopes, mountainous, other _________

   b. What is the steepest slope on the site (approximate percent slope)?

      According to Clark County GIS data, the steepest slope on the site is up to 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.

      According to Clark County GIS data, the soils on the site consist of:
      SvA, Sifton gravelly loam, 0-3% slopes, 100% of the site

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

      No

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

      Site grading to construct the lots, roads, stormwater facilities and other associated improvements. Any fill will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The quantity of grading is approximately 10,000 cubic yards.

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

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

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

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

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

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

2. Air [help]

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.

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

b. Are there any off-site sources of emissions 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. 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 buildings will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

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 buildings will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. Water [help]

a. Surface Water: [help]
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.

No

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.

Does Not Apply

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: [help]

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

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

None

c. Water runoff (including 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.

Sources of runoff include building roofs, sidewalks, roads and other impervious surfaces. Stormwater will be treated and infiltrated. The project complies with the Clark County Stormwater Ordinance. Calculations and information regarding the drainage facilities is included in the Preliminary Stormwater Report. Refer to Preliminary Stormwater Plan for information regarding stormwater quality treatment and quantity control.

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 Stormwater Ordinance. Also refer to Section B.3.c.1 above.

4. Plants [help]
a. Check the types of vegetation found on the site:

  ___ deciduous tree: alder, maple, aspen, other
  ___ evergreen tree: fir, cedar, pine, other
  X  shrubs
  X  grass
  X  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 lots, roads, stormwater facilities, utilities and other improvements as shown on the Preliminary Plat.

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:

None

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

None to the Applicant's knowledge.

5. Animals [help]
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

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. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Landscaping, which includes trees, shrubs and groundcovers, will be installed on each lot that will provide some habitat for wildlife in the developed areas.

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  [help]

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

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

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

No

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

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

7. Environmental Health  [help]

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.

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

None known

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 known

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 known

4) Describe special emergency services that might be required.

Additional police and fire/emergency may be required because of the additional homes. 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)?

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

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

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

Construction activities will not occur after 10 p.m. or before 7 a.m.
8. Land and Shoreline Use  

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

The site currently includes a barn and a chicken coop. Adjacent properties are zoned R1-5 for residential uses. Adjacent property uses are as follows:

- North – Single-family residential homes on acreage
- South – Single-family residential uses
- East – Single-family residential uses
- West – Single-family residential homes on acreage

The proposal will not affect land use on adjacent properties.

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?

It is unknown if the project site was previously used for agriculture. This property is currently zoned for single-family residential uses and is not in farm or forest tax status.

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:

   No

c. Describe any structures on the site.

   There is a barn and chicken coop/outbuilding

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

   Yes all structures are planned to be removed.

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

   R1-5

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

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

Does not apply

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

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

Upon full buildout, the project may house approximately 57 people based on 2.72 persons per household.

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

None

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

Does Not Apply

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 and implements the current zoning and comprehensive plan designations. Consistency with existing and projected land uses is contemplated during the creation of the comprehensive plan.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing [help]

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

21 units for middle-income housing

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
c. Proposed measures to reduce or control housing impacts, if any:

Does Not Apply

10. Aesthetics  [help]
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

   The height of the proposed homes will be in compliance with Clark County Code which allows homes up to 35 feet in height in this zoning district. The primary exterior building material will consist primarily of fiber cement lap siding, fiber cement panel or wood.

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

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

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

   Landscaping and architectural elements.

11. Light and Glare  [help]
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

   Typical residential lighting may occur in the nighttime hours.

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

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

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

   There are existing off-site light sources, however, they are unlikely to affect the proposal.

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

   Any streetlights installed will be shielded to minimize dispersion and control any potential offsite impacts.
12. Recreation [help]
   a. What designated and informal recreational opportunities are in the immediate vicinity?

      The nearest recreational space is located at Prairie High School, Orchard Highlands Park, Hockinson Meadows Community Park and Hartwood Golf Course.

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

      No

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

      This project will pay park impact fees.

13. Historic and cultural preservation [help]
   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? If so, specifically describe.

      Not to the applicant's knowledge.

   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.

      Clark County's Archaeological Predictive Model indicates the site has a high probability of containing cultural or archaeological findings. An archaeological predetermination was prepared by Archaeological Services, LLC which indicates that no historic or cultural artifacts were found and that no further work is required.

   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.

      Refer to the archaeological predetermination report prepared by Archaeological Services, LLC.

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

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

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

14. Transportation [help]

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.

Vehicular access to the site is from NE 104th Street which is a public road. Refer to the Preliminary Plat for more information on proposed roads and access to the existing street system.

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 not currently served by public transit. The closest transit stop is located near the intersection of NE 99th Street and NE 130th Avenue, C-Tran Route #72, approximately ¼ mile away.

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 include a minimum of 2 spaces per unit or 42 spaces based on the current layout with 21 proposed lots. None will be eliminated.

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).

Yes new roads and improvements are proposed with this subdivision. All proposed roads will be public. Refer to the plans including the Preliminary Plat for more information on proposed roads and frontage improvements.
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?

   A traffic study has been prepared and is submitted for review with this application. It is estimated that the 21 proposed lots will generate approximately 198 new Average Daily Trips on the adjacent roadway system during a typical weekday, including 16 vehicle trips during the AM peak hour and 21 vehicle trips during the PM peak hour. Refer to the Traffic Study, provided by H. Lee and Associates, dated January 24, 2019, for more information. The traffic study indicates the property can be fully developed as proposed while maintaining acceptable levels of service and safety at the site access points.

g. 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 [help]
   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.

      Yes the project will likely result in an increased need for public services due to the increase in residents.

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

      Provide urban utilities, pay taxes and impact fees.

16. Utilities [help]
   a. Circle utilities currently available at the site:
      electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ________

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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
   Water – City of Vancouver
   Sanitary Sewer – Clark Regional Wastewater District
   Refuse Service – Waste Connections
   Natural Gas – Northwest Natural
   Telephone – CenturyLink

   Clark Regional Wastewater District (CRWWD) has completed a utility review for the site and indicates the proposed project is within their sanitary sewer service area. Connection to public sewer is proposed for this subdivision. Sanitary sewer mains will be extended through the proposed development as shown on the plans.

   The City of Vancouver has completed a utility review for the site and indicates the proposed project is within its water service area. Connection to public water is proposed for this subdivision. New water mains will be connected through the proposed development as shown on the plans in order to provide fire protection and water service to each of the proposed lots.

   Refer to the Preliminary Stormwater and Utility Plan for detailed information on proposed utility services and proposed construction activities.
C. Signature [HELP]

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: 

Name of signee: ADRIAN MERRLAND

Position and Agency/Organization: 

Date Submitted: 4/10/19
approximately 3.22 acres into 21 single-family residential lots located in the R1-5 zone district.

Location: 12801 NE 104th Street

Applicant: Quintessential Homes
Adrian Maitland
P.O. Box 871868
Vancouver, WA 98687
(360)608-3677
quintessentialhomes@hotmail.com

Contact person: Olson Engineering
Gayle Gerke
222 E. Evergreen Blvd.
Vancouver, WA 98660
(360)695-1385
gayleg@olsonengr.com

Property owner: Same as applicant

Hearing Examiner: Joe Turner

Staff contact: Jan Bazala
564.397.4499
jan.bazala@clark.wa.gov

Neighborhood contact: Greater Brush Prairie Neighborhood Association
Ray Steiger
greaterbrushprairie@gmail.com

Date this Public Notice issued: June 3, 2019

Legal description of property: SE Quarter, Section 34, Township 3 North, Range 2 East

Approval Standards/Applicable Laws:
Clark County Code: Title 15 (Fire Prevention), Section 40.220.010 (Single-Family Residential District), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water Drainage and Erosion Control), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.550.020 (Variances), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.
Notice of Type III Application, SEPA, and Public Hearing

Application and Fully Complete Date
Application date: April 12, 2019
Fully Complete date: May 3, 2019

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

Closing date for public comments: June 18, 2019

An accurate mailing address for those mailing comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

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

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

Email: jan.bazla@clark.wa.gov

Staff Report Timelines/Process
Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Decisions on Type III applications are made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Information regarding this application can be obtained by calling 564.397.4499, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

Community Development Web site - www.clark.wa.gov/development
- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

SEPA Options
As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- DS - Determination of Significance: The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
• **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;

• **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

**SEPA Appeal**

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Appeals must be in writing and should contain the following information:

• Case number designated by the county
• Name of the applicant
• Name of each petitioner
• Signature of each petitioner or his or her duly authorized representative
• A statement showing the following:
  • That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.020(H) or 40.510.030(H)
  • The reasons why the SEPA determination is in error
• The appeal fee

Please refer to the *Appeals* handout for more information and fees.

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

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

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

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

For more information, see The land use hearing process and how to provide effective testimony handout on the Web site at www.clark.wa.gov/development/how.html

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

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

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

Fax:  564.397.2011, Attn: Jan Bazala

**Accommodation of physical impairments**
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

**Appeal of Hearing Examiner Decision**
The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless:
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

Refer to the Appeals handout for more information and fees.
## EXHIBIT LIST

**Project Name:** PEACOCK MANOR II SUBDIVISION  
**Case Number:** PLD-2019-00012

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Copies of these exhibits can be viewed at:  
Department of Community Development  
Development Services Division  
1300 Franklin Street  
Vancouver, WA 98666-9810
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