

## 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: December 3, 2015**

### Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **January 14, 2015** 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:**

<b>Project Name:</b>	<b>COURTNEY ACRES SUBDIVISION</b>		
<b>Case Number:</b>	<b>PLD2015-00040;</b>	<b>SEP2015-00056;</b>	<b>GEO2015-00019;</b>
	<b>WET2015-00053;</b>	<b>HAB2015-00076;</b>	<b>EVR2015-00041;</b>
	<b>BLA2015-00055</b>		

Revised 7/15/13



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



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Request:** The applicant is requesting Subdivision approval to divide 22.81 acres into 4 cluster lots and a developable remainder lot located in the R-5 zone district.

**Location:** 4840 NW 209<sup>TH</sup> Street

**Applicant:** Glavin Development LLC  
PO Box 871717  
Vancouver, WA 98687  
(360)608-8542  
[Peter.glavin@gmail.com](mailto:Peter.glavin@gmail.com)

**Contact person:** Olson Engineering Inc.  
Rebecca Wahlstrom  
222 E. Evergreen Blvd  
Vancouver, WA 98660  
(360)695-1385; (360)695-8117  
[rebeccaw@olsonengr.com](mailto:rebeccaw@olsonengr.com)

**Property owner:** G.H. & Margarethe Eckert Trustee  
15900 SE 35<sup>th</sup> St.  
Vancouver, WA 98683

**Hearing Examiner:** Daniel Kearns

**Staff contact:** Jan Bazala  
(360) 397-2375 ext. 4499  
[Jan.bazala@clark.wa.gov](mailto:Jan.bazala@clark.wa.gov)

**Neighborhood contact:** Fairgrounds Neighborhood Association  
Bridget Schwarz, President  
2110 NW 179th Street  
Ridgefield, WA 98642  
(360) 573-5873  
Email: [bridget@bridge-i-t.com](mailto:bridget@bridge-i-t.com)

Ridgefield Junction Neighborhood Association  
Marc Krsul  
PO Box 311  
Ridgefield, WA 98642  
(360) 887-5384  
Email: [marc.krsul@edwardjones.com](mailto:marc.krsul@edwardjones.com)

**Date this Public Notice issued:** November 18, 2015

**Legal description of property:** NW ¼ of Section 5, T3N, R1E; assessor parcel number 179838-000

**Approval Standards/Applicable Laws:**

Clark County Code: Title 15 (Fire Prevention), Section 40.210.020 (Rural Residential Zoning District), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Chapter 40.385 (Storm Water Drainage and Erosion Control), Section 40.430 (Geologic Hazard Areas), Section 40.440 (Habitat Conservation), Section 40.450 (Wetland Protection Ordinance), Sections 40.500 and 40.510 (Procedures), Section 40.540 (Land Division Ordinance), Section 40.550.010 (Road Modifications), 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.

**Application and Fully Complete Date**

Application date: September 18, 2015  
Fully Complete date: October 27, 2015

**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: December 3, 2015**

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 Bazala@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 (360) 397-2375 ext. 4499, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)**

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

**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](http://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: (360) 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 (360) 397-2322; Relay 711 or (800) 833-6384; Email [ADA@clark.wa.gov](mailto: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:

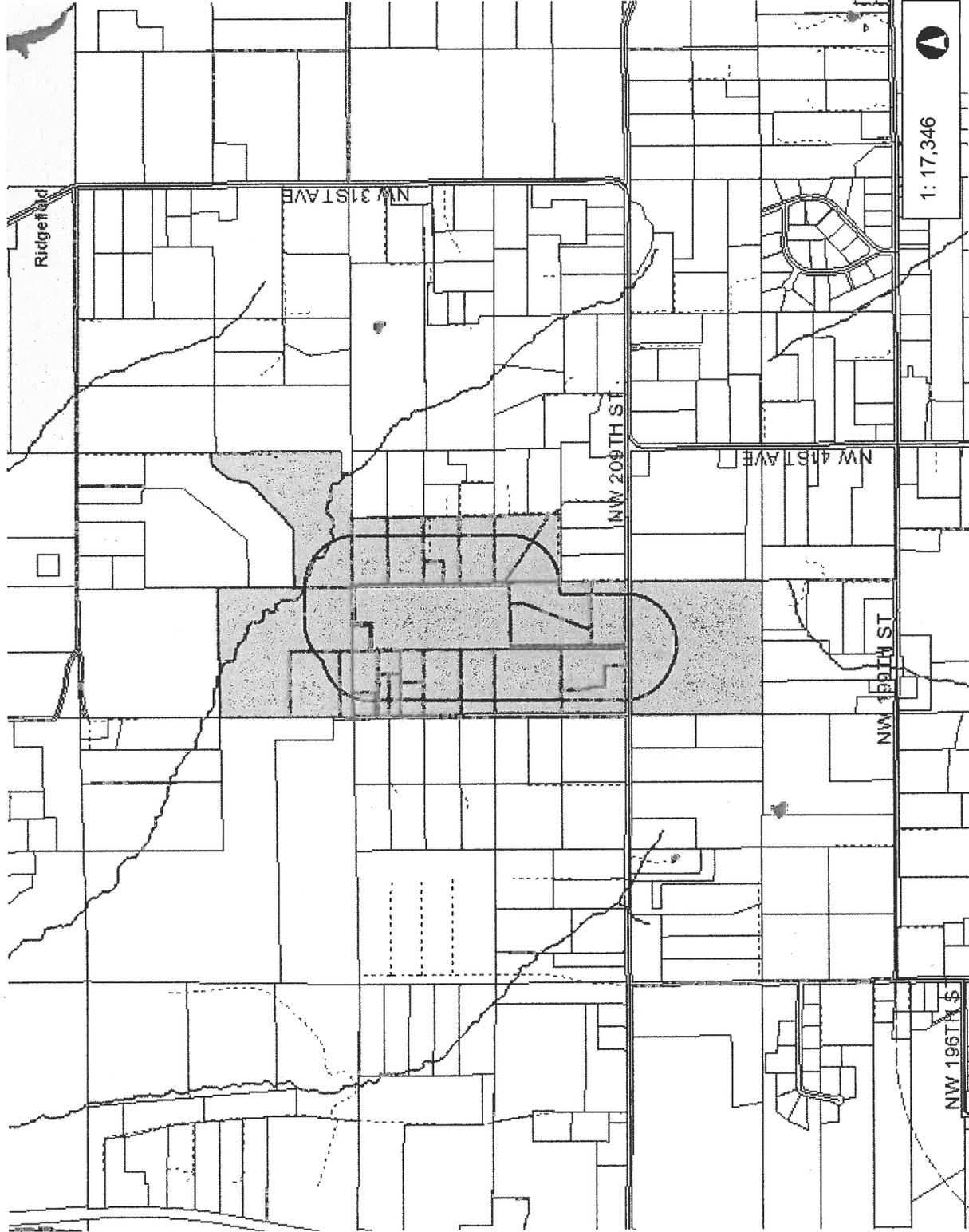
- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

Refer to the *Appeals* handout for more information and fees.





# Courtney Acres Subdivision 500' List

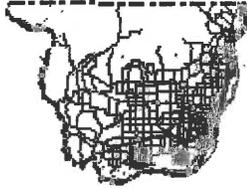


1: 17,346

2,891.1 0 1,445.53 2,891.1 Feet

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.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

## ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (part D).

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

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. *Name of proposed project, if applicable:*

Courtney Acres

2. *Name of applicant:*

Glavin Development, LLC

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

Applicant: Glavin Development, LLC  
P.O. 871717  
Vancouver, WA 98687

Contact: Olson Engineering, Inc.  
Rebecca Wahlstrom  
222 E. Evergreen Blvd.  
Vancouver, Washington 98660  
(360) 695-1385

4. *Date checklist prepared:* September 2015

5. *Agency requesting checklist:*

Clark County

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

Development 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 have been prepared, or will be prepared, directly related to this proposal.*

Stormwater Pollution Prevention Program – Olson Engineering, Inc.  
Stormwater Report – Olson Engineering, Inc.  
Archaeological Predetermination – Archaeological Services, LLC  
Geotechnical/Critical Area Geohazard Report – Columbia West Engineering, Inc.  
Habitat Conservation Area Assessment Report – The Resource Company, Inc.  
Riparian Habitat Buffer Averaging Plan – The Resource Company, Inc.  
Wetland Delineation and Assessment Report – The Resource Company, Inc.  
Wetland Buffer Averaging Plan – The Resource Company, 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.

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

- |                           |                               |
|---------------------------|-------------------------------|
| Grading Plan Approval     | Erosion Control Plan Approval |
| SEPA Checklist Review     | Building Permit Plan Approval |
| Preliminary Plat Approval | Engineering Plan Approval     |
| NPDES Permit              | Final Plat Approval           |
| Stormwater Plan Approval  | Boundary Line Adjustment      |
| Wetland Permit            | Habitat Permit                |
| Geo-Hazard Permit         |                               |

11. Give brief, complete descriptions 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 you proposal. You do not need to repeat those answer on this page. (Lead agencies may modify this form it include additional specific information on project description.)

The Applicant proposes to subdivide 23.16 acres into 5 rural cluster single-family detached homes in the R-5 zone.

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 application related to the checklist.

The site is located at 4840 NW 209<sup>th</sup> Street, Ridgefield, Washington 98642. The property is further identified as Tax Lot 20; tax assessor's serial numbers 179838-000 and a portion of parcel #179944-000, located in the northwest ¼ of Section 05, Township 3 North, Range 1 East of the Willamette Meridian, Clark County.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one); flat, rolling, hilly, steep slopes, mountainous, other.

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

According to Clark County GIS information, the steepest slope on the site is approximately 26.7% on 5-10% of the parcel.

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 prime farmland.

According to Clark County GIS data, the soil on the site consists of:  
GeB (Gee Silt Loam, 0-8% slopes) 47.3% of the site  
GeD (Gee Silt Loam, 8-20% slopes) 16.7% of the site  
GeF (Gee Silt Loam, 30-60% slopes) 24.0% of the site  
OdB (Odne, 0-5% slopes) 12.0% of the site

Hydric 12.0% of the site  
Non-Hydric 88.0% of the site

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

According to Clark County GIS information, there are areas of severe erosion hazard areas and areas of potential instability. A Geotechnical/Critical Areas Geohazard Report, done by Columbia West Engineering, Inc on June 26, 2015, states that “most of the site is mapped as stable areas – no slides or unstable slopes. However, areas along the ravine sideslopes, north of the proposed development are mapped as areas of potential instability”. The Columbia West Engineering report is included in this submittal; please refer to it for more detail.

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

Grading of the site will be to construct a private access road and related infrastructure, resulting in an estimated 2000-3000 cubic yards of proposed grading. If any fill is needed, it will be procured from an approved site. Please refer to the preliminary Engineering plans for more information.

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

Yes, erosion could occur if adequate mitigation measures are 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 and The Washington State Department of Ecology.

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

Approximately 5-10% of the site will be covered with impervious surfaces upon completion of project (roads, sidewalk, driveways, and roofs).

*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. Disturbance to vegetation in sloped areas should be minimized during construction activities.

## **2. AIR**

*a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if known.*

Construction equipment and vehicles will generate dust and particulate emissions during the construction period. Residents, visitors, mail delivery and solid waste 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 landscape maintenance.

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

There are horses and goats being stabled directly adjacent to the site. Smells from natural sources may periodically 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

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.

Yes. There is a tributary to Flume Creek that runs across the center of the property and two, Category III wetlands.

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.

Yes, the buffers for both the riparian area and wetland have been averaged and compensated for in other parts of the property. The development will not exceed the buffer averaging amount or extend into either wetland. Please refer to Preliminary Lot Layout Plan for more details.

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.

N/A

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 and anticipated volume of discharge.

No.

#### b. Ground:

1. Will ground water be withdrawn, or will water be discharged to ground water? 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.

There is an existing septic drainfield on the property, which will be decommissioned. Each house will have a septic system (five total) that will handle domestic waste.

c. Water Runoff (including storm water):

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 complies with the requirements of Western Washington Stormwater Manual. Stormwater quality treatment will be provided from a Compost-amended Vegetated Filter Strip (CAVFS) located along the side of the private access road within a roadside ditch. Quantity control will be provided by a detention pond. Calculations and information regarding the drainage facilities are included in the Stormwater Report.

2. Could waste materials enter ground or surface waters: if so, generally describe.

No.

d. Proposed measures to reduce or control surface, ground and runoff water 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

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

Deciduous tree: alder, maple, aspen, vine maple, English oak, bitter cherry, hazelnut

Evergreen tree: fir, cedar, pine

Shrubs: red elderberry, salmon raspberry, osoberry, birds foot trefoil, cat's ear, sword/deer ferns, red-osier dogwood, hazelnut, Oregon grape

Grass: Lawn, Reed Canary Grass, Velvet Grass

Pasture: Sweet vernalgrass, common dandelion, orchard grass, tall fescue, Canada thistle, creeping buttercup

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, horsetail

Water plants: water lily, eelgrass, milfoil

Other types of vegetation: blackberry vines, ornamental shrubs

\*Note that this list is generated from The Resource Company's "Habitat Conservation Area Assessment Report", June 8, 2015.\*

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

All vegetation will be removed in the southern areas where development is depicted on the preliminary plat. Vegetation within the wetland, slopes, and adjusted non-riparian and riparian boundaries will remain. The applicant will compensate for the minor wetland and the riparian buffer area impacts on the northern portion of the property.

c. List threatened or 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.

Approximately 17 acres will remain a natural area with streams, wetlands, and native vegetation.

## 5. ANIMALS

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

birds: red tailed hawk, heron, eagle, songbirds, canadian geese, northern harrier, black-capped chickadee, western scrub jay, steller's jay  
mammals: deer, bear, elk, beaver, rodent, toads, snakes  
fish: bass, salmon, trout, herring, shellfish, non-anadromous, salamanders

\*Note that this list is generated from The Resource Company's "Habitat Conservation Area Assessment Report", June 8, 2015.\*

b. List any threatened or 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.

The applicant will follow the State and County guidelines and restrictions. The stream corridor will be protected by a conservation covenant, see The Resource Company report included in this submittal.

## 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 uses of residential electricity and possible 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, of hazardous waste, that could occur as a result of the proposal? If so, describe.

No.

1. Describe special emergency services that might be required.

Additional police/fire may be needed with development of the site. No specific emergency services will be required.

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

The Applicant will comply with applicable local, state and federal regulations during construction. All construction will be inspected according to industry requirements and standards. Building offsets to the side and back of each lot were increased from 20-feet to 30-feet for fire safety.

b. Noise

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

None.

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.

Construction on the site will create short-term construction noise. Residents, visitors, mail delivery 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 landscape maintenance.

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?

The site currently contains one existing single-family residence.

Adjacent property uses are as follows:

North – single-family residential and large-lot rural on R-5, R-20, and a very small portion of AG zoned property; South - single-family residential and large-lot rural uses on R-5 zoned property (there is AG zoned property across NW 209<sup>th</sup> St); West – single-family residential and large-lot rural uses on R-5 zoned property; East – single-family residential uses on R-5 zoned property.

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

There is a small (10-15 tree) orchard and pasture land. No large-scale agriculture to the applicant's knowledge.

c. Describe any structures on the site.

There is an existing approximately 1,810 square foot single-family residence and an approximately 600 square foot detached garage. There is also an existing approximately 1,200 square foot outbuilding.

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

The 1,200 square foot outbuilding will be demolished. The house and garage will remain.

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

The site is currently zoned Rural 5-acre (R-5)

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

The current comprehensive plan designation of the site is R-5.

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

Not Applicable.

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

Yes, there is a non-riparian area, two Class III wetlands, riparian areas, and habitat conservation areas.

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

Site will contain five rural cluster single family residences housing approximately 14 persons.

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

None. The existing residence is currently unoccupied.

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

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed activity is consistent with the comprehensive plan and existing zoning.

## **9. HOUSING**

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

Five middle income housing units will be provided. (four new)

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

None.

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

Compliance with Clark County design standards.

**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?*

The tallest portion of the buildings will not exceed the maximum height requirement in the R-5 zone.

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

Views across the site may be altered by the construction of this site, but should not affect any off-site properties.

*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 residential lighting will occur in the nighttime hours.

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

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

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

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts.

**12. RECREATION**

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

Green Lake is approximately 1½ mile away and Whipple Creek is approximately 1¾ miles away from the subdivision.

*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 of applicant, if any:*

Not applicable.

**13. Historic and Cultural Preservation**

*a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.*

Not to the Applicant's knowledge.

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

Clark County GIS Data indicates that 21.8% of this site has a high (80-100%) probability and 78.2% has a medium-high probability of containing archaeological findings. An archaeological pre-determination has been completed by Archaeological Services of Clark County on May 3, 2015 and submitted to the Washington State Department of Archaeology and Historic Preservation. It indicates that no archaeological items were found and that no further archaeological work is recommended.

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

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**

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

Access to the site will be provided by NW 209<sup>th</sup> Street and NW 49<sup>th</sup> Avenue. Refer to Preliminary Site Plan for further information.

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

The C-Tran Connector stops at Ridgefield City Center (over a mile to the northeast).

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

The completed project will have at least 2 parking spaces for each proposed home.

*d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).*

Improvements to an existing driveway to incorporate private road standards.

e. Will the project use (or occur in the immediate vicinity of) water, rail, of air transportation? If so, generally describe.

No.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Courtney Acres is expected to generate 38 new daily trips, and 4 during the P.M. peak hour (1 in, 3 out), 4 during the A.M. peak hour (3 in, 1 out).

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

The applicant will 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, health care, schools, other)? If so, generally describe.

A possible increase in fire and police protection may be needed because of the development of this site.

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

The applicant will pay school and traffic impact fees and taxes.

**16. UTILITIES**

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

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
- Cable - Comcast
- Natural Gas – Northwest Natural
- Water – Clark Public Utilities (none available)
- Sanitary Sewer – Rural/Resource
- Refuse Service – Waste Connections
- Telephone – Century Link

**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: [Handwritten Signature]

Date Submitted: 9/17/15