

Notice of Type III Application, Optional SEPA Determination of Non-Significance (DNS), 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: October 13, 2015

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on **Thursday, November 12, 2015**, at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680.

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: GOSHAWK HOLLOW SUBDIVISION

Case Number: PLD2015-00030; SEP2015-00046; EVR2015-00033

Revised 7/15/13



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



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

Request: Subdivision approval to divide roughly 4 acres into 29 single-family residential lots located in the R-12 zone district

Location: 4910 NE 66th Avenue, Tax Lot 67 (160769) in the Northeast quarter of Section 18, Township 2 North, Range 2 East of the Willamette Meridian

Applicant/Owner: Songbird Homes Inc.
 Attn: Dan Wisner
 6204 NE 70th Court
 Vancouver, WA 98661
Phone - (360) 607-7849
E-mail - wisnerdan@gmail.com

Contact: PLS Engineering
 Attn: Andrew Gunther
 2008 C Street
 Vancouver, WA 98663
Phone - (360) 944-6519
E-mail - andrew@plsengineering.com

Hearing Examiner: **Daniel Kearns**

Staff contact: Richard Daviau
 (360) 397-2375 ext. 4895
Richard.daviau@clark.wa.gov

Neighborhood contact: Roads End, **Contact** - Barbara Murray (Vice president), 5513 NE 40th Street, Vancouver, WA 98661, **Phone** - (360) 694-1689, **E-mail** - bemur@comcast.net

Date this Public Notice issued: September 28, 2015

Legal description of property: Tax Lot 67 (160769) in the Northeast quarter of Section 18, Township 2 North, Range 2 East of the Willamette Meridian

Approval Standards/Applicable Laws:

Clark County Code Chapter: 15.12 (Fire), 40.220.020 (Urban Residential Districts), 40.260.155 (Narrow Lots), 40.350 (Transportation), 40.350.020 (Concurrency), 40.370 (Sewer & Water), 40.385 (Stormwater & Erosion Control), 40.540.040 (Land Division), 40.500 (Process), 40.570.080 (SEPA), 40.610 (Impact Fees), and RCW 58.17 (State Land Division Laws)

Application and Fully Complete Date

Application date: August 11, 2015
 Fully Complete date: September 1, 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: October 13, 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: Richard Daviau, Planner
Department of Community Development
PO Box 9810
Vancouver, WA 98666-9810
(360) 397-2375 ext. 4895

Email: Richard.daviau@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.

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: (360) 397-2011, Attn: Richard Daviau

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.

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.

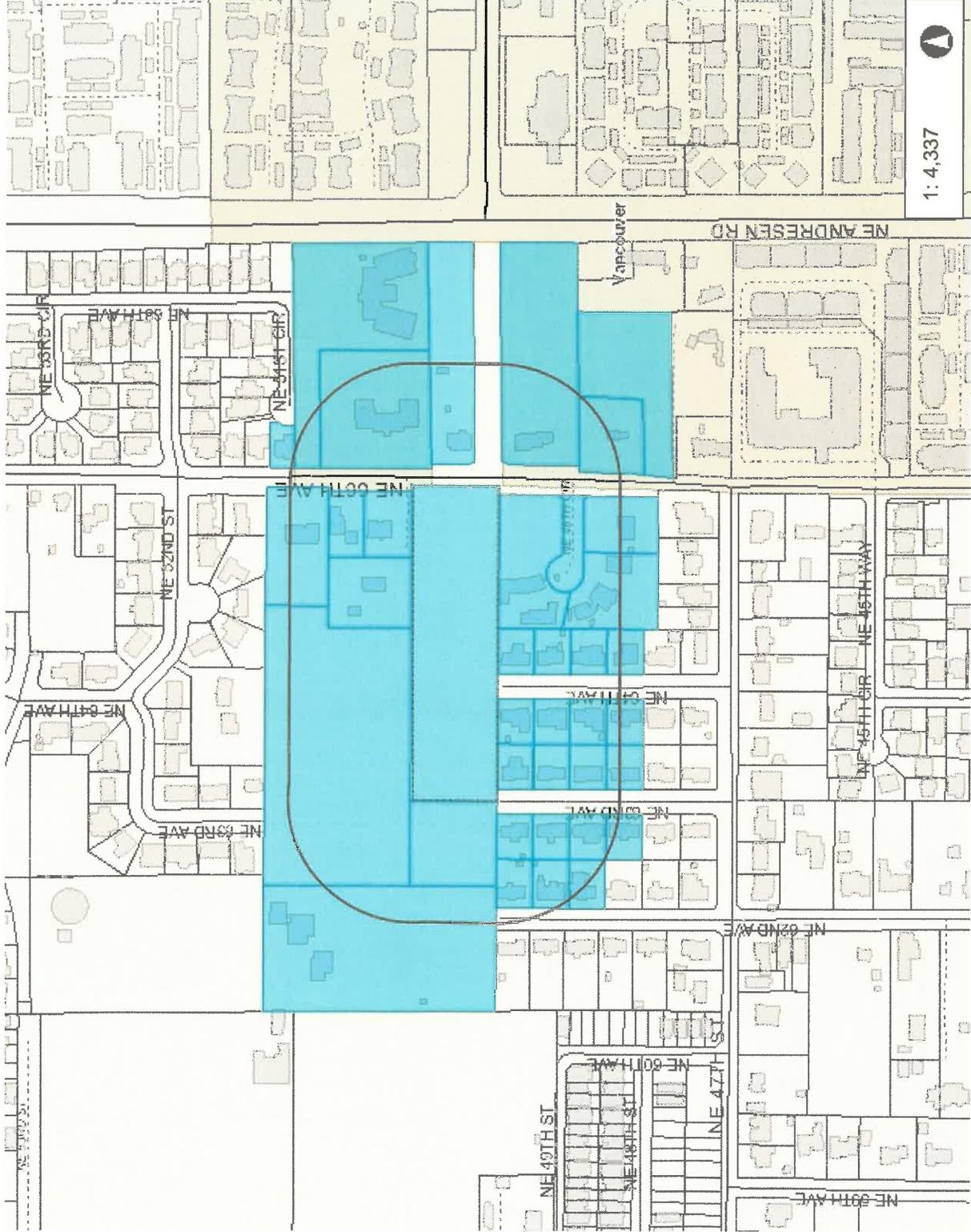


Goshawk Hollow 300' List



Legend

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



1: 4,337



Notes:

722.8 361.38 722.8 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.

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Clark County, WA, GIS - <http://gis.clark.wa.gov>

A. Background

1. Name of proposed project, if applicable: *Goshawk Hollow Subdivision*
2. Name of applicant: *Songbird Homes Inc.*
3. Address and phone number of applicant and contact person: *6204 NE 70th Court, Vancouver, WA 98661, phone (360) 607-7849, contact person: Dan Wisner*
4. Date checklist prepared: *July 22, 2015*
5. Agency requesting checklist: *Clark County, Washington*
6. Proposed timing or schedule (including phasing, if applicable): *Construction will likely proceed in the fall of 2015 or as soon as all required permits are obtained.*
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

No.
8. List any environmental information that has been or will be prepared related to this proposal.

A number of studies have been completed in preparation for the subdivision application. Archaeological Services LLC prepared an archaeological predetermination which has been forwarded to the Department of Archaeology & Historic Preservation for review. The archaeological predetermination made no significant findings and recommended that no further archaeological work is necessary at this time. Redmond Geotechnical Services has completed a geotechnical investigation and performed an infiltration study. All of these documents will be submitted with the subdivision application.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

There are no known government permits pending approval that will affect this proposal.
10. List any government approvals or permits needed for your proposal:

Preliminary subdivision approval, final engineering construction drawing approval, SEPA determination, approval of a road modification related to roadway cross-circulation, and grading permit from the Clark County.
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.)

The applicant is proposing the division of approximately 3.92 acres into 29 single family residential lots within the R-12 zone. The applicant desires flexibility to construct a mix of detached and attached (duplex) single family residences on the property.

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.

The project is located at 4910 NE 66th Avenue on the west side of NE 66th Avenue approximately 200 feet north of the 66th Avenue/48th Circle intersection. Clark County GIS lists the property as Tax Lot 67, Parcel Number 160769000. It is located in the NE 1/4 of Section 18, T2N, R2E, W.M. in Clark County, WA. A vicinity map and topographic map are included in the drawings submitted as part of the subdivision application submitted herewith.

B. Environmental Elements

Agency use only

1. Earth

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

The property has somewhat variable topographic conditions with fairly flat grades in the western portion of the site and somewhat steeper slopes in the eastern part of the property. Approximately the western half of the site has slopes ranging from about 2-5% while slopes in the eastern part of the property are generally in the 5-10% slope range.

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

Approximately 10%.

- 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.

Soils mapped onsite are Hillsboro loam (HLB), 3 to 8 percent slopes. The HLB soils are considered prime farmland.

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

None indicated per the Developers GIS Package for the site.

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

Some grading will be necessary on the site in order to construct roadways through the development and to contour the lots in preparation for home construction. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible. Exact grading quantities anticipated are not known at this time, but will likely be in the range of approximately 2,500 to 3,500 cubic yards of excavation and fill. The source of fill that might be imported to the site is unknown although it will include crushed gravel for road and utility construction. Grading will likely take place on the entire site.

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

Yes, unprotected areas could erode. An Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities. This will significantly limit the chances of erosion occurring.

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

Roadways, driveways, sidewalks, and roofs of new homes will result in approximately 60% to 65% of the site being covered in impervious surfaces following completion of site development.

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

Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. Stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. The site's stormwater facilities will serve as sediment traps during construction and diversion dikes and/or swales may be used as needed to route construction runoff to the facilities. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.

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. Agency use only

Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles of the residents will occur. Quantities of emissions are unknown.

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

No.

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

Water trucks will be used to control dust during construction should it become necessary. Presumably the construction equipment will be required to comply with modern emissions regulations.

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.

No.

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

No.

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

None.

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

Agency use only

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, please note the 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:

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

Generally speaking, it is not anticipated that groundwater will be withdrawn in association with this project. It is possible but unlikely that temporary pumping of groundwater may be necessary in order to facilitate utility construction through dewatering, depending on groundwater conditions at the time of construction. If dewatering is necessary to complete the construction, it is unknown how much water might be pumped. Water will not be discharged to groundwater.

- 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.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Stormwater runoff from the site will increase as a result of the construction of the roadways and houses. The water will be collected by storm inlets and then directed by storm sewer piping to a series of stormwater facilities located on the site which will mitigate the impacts of the construction by providing treatment and infiltration of the runoff. Treatment for most site runoff will be accomplished through the use of bioretention facilities. A small amount of road runoff from the middle section of the site will likely be treated using a StormFilter or similar approved cartridge treatment filter. After water quality treatment, the stormwater will be infiltrated in a series of pipes and trenches. It is not anticipated that any stormwater will be discharged from the site following construction.

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

Agency use only

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. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction and through the construction of the site's permanent stormwater treatment facilities described above.

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

See above responses related to stormwater treatment and infiltration.

4. Plants

- a. Check or circle types of vegetation found on the site
- X - Deciduous tree: alder, maple, aspen, ***other: apple, hazelnut, misc. unknown species***
 - X - Evergreen tree: ***fir***, cedar, pine, other
 - X - Shrubs: ***blackberry, miscellaneous unknown species***
 - X - ***Grass***
 - X - ***Pasture***
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other: ***bleeding heart***
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation

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

It is anticipated that essentially all vegetation will be removed from the site in the course of developing the property.

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

None known.

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

Perimeter landscaping and trees will be provided as required by Clark County Code. The preliminary landscaping plan included in the subdivision application includes columnar English Hornbeam trees and cotoneaster ground cover. Additional landscaping will likely be installed on the lots by the homeowners. The bioretention facilities will include shrub and/or grass plantings of species that are both water and drought tolerant such as rush, sedge, and similar types of plants.

5. Animals

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

- Birds: ***hawk***, heron, eagle, ***songbirds***, other;
- Mammals: ***deer***, bear, elk, beaver, ***other: Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that***

Agency use only

some larger mammals such as coyote may periodically pass through the site.

- Fish: bass, salmon, trout, herring, shellfish, other.

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl.

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

Some of the landscaping provided on the lots and at stormwater facilities may provide limited habitat for small species such as songbirds and small mammals.

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.

Primary sources of energy will likely be electric and natural gas.

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

The new homes on the site will be required to comply with modern building codes which contain some energy conservation requirements.

7. Environmental health

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

None known.

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

Agency use only

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

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

None proposed at this time.

b. Noise

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

There is some existing traffic noise from surrounding roadways but it will not have an impact on the project.

- 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.

A slight increase in traffic noise over the long term may occur due to the new residents. In addition, construction noise would occur during the short term when the site is under construction. These construction noises will occur during approved hours as regulated by Clark County and Washington State.

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

Construction will be limited to approved working hours.

8. Land and shoreline use

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

The site is currently a vacant field. Historically, there was an existing home which has been demolished. Adjacent property to the south contains single family homes developed to urban densities. The east part of the property to the north is similarly urban residential in nature. The west part of the north property line as well as the west property line is bordered by farmland. NE 66th Avenue borders the site on its east side with land east of 66th Avenue containing single family residences.

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

The historical agricultural use of the site is not known. Review of aerial photos dating back to 1974 do not indicate an agricultural use but photos prior to that dating extending back to 1955 do suggest some form of orchard may have occupied the western part of the site during that time period.

c. Describe any structures on the site.

None.

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

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N/A.

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

R-12

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

UM – Medium Density Residential

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

N/A.

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

There is no known environmentally sensitive mapping on the site.

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

Approximately 80 people will likely reside in the completed project.

j. How many people would the completed project displace?

None.

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

None proposed.

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

The proposed use and number of homes proposed is consistent with the area's zoning. The property to the south is zoned for and has been developed to a somewhat less intense density. Landscaping and fencing will be provided along the south property line to help reduce the effects of this difference in land use intensities.

9. Housing

Agency use only

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

Approximately 29 middle income housing units are proposed.

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

None.

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

None.

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 houses will comply with the maximum height restriction for the zoning of the property which is 35'. The buildings will likely use Hardi Plank siding or a similar quality siding product.

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

No views will be significantly altered although properties to the south will now have new homes on what is currently vacant land.

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

Landscaping along the perimeter of the site to include trees.

11. Light and glare

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

Light will be generated from the homes and potential from street lighting. This lighting will be typical of most residential projects and will likely occur primarily during evening and overnight hours.

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

It is not likely to be a safety hazard. There may be some increase in light levels along the property boundary compared to existing conditions, but the increase will be limited.

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

Agency use only

None.

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

Street lighting, if utilized, will be designed only to levels necessary to provide for property security and safety of the residents and will meet shielding requirements. It will also be directed toward the streets and not adjacent properties.

12. Recreation

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

There are currently no recreational opportunities in the immediate area.

- 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:

Payment of park impact fees.

13. Historic and cultural preservation

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

None known.

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

As previously stated, an archeological predetermination was completed for this site by Archaeological Services, LLC. No artifacts were found and no further research was recommended.

- c. Proposed measures to reduce or control impacts:

None proposed.

14. Transportation

Agency use only

- 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.

Site access will come from NE 63rd Avenue and NE 64th Avenue which are stubbed to the south property line of the site. Both of these roads run south to NE 47th Avenue which provides access to NE 66th Avenue a short distance to the east. SR-500 is located a little more than 1/2 mile to the south.

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

The site is not directly served by public transit but C-Tran Bus Route 32 runs south from Vancouver Mall Drive along Andresen Road and Route 78 runs north from Vancouver Mall Drive along Andresen Road. Andresen Road is 600' east of the site and the nearest stops are approximately 100' north of Vancouver Mall Drive and 200' south of Vancouver Mall Drive which runs east west in an alignment that would essentially intersect directly with the Goshawk Hollow site.

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

This project will likely provide space for 2 parked vehicles in the driveway on each lot and 2 parked vehicles in each garage in addition to some on-street parking. No parking will be eliminated.

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

Yes. Half-width improvements to NE 63rd Avenue will be provided along the site's west boundary and NE 64th Avenue will be extended into the site from the south. A new east-west road (NE 49th Street) will run down the middle of the project. Each of these streets will include sidewalks. A pedestrian sidewalk is proposed between the cul-de-sac at the easterly terminus of proposed NE 49th Street providing a connection to NE 66th Avenue. NE 66th Avenue will be widened along the site's eastern boundary and a sidewalk will be constructed on the east side of the roadway. All of these will be public roadways.

- 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.

Based on the 9th Edition of the ITE Trip Generation Manual, it is expected that the project would generate approximately 280 additional average daily vehicular trips. The weekday

peak volumes would occur in the morning hours of approximately 7:00 to 9:00 and the early evening hours of approximately 4:00 to 6:00.

g. Proposed measures to reduce or control transportation impacts:

Roadway improvements as described above will be constructed. The project will also pay traffic impact fees based on the amount of traffic resulting from the new homes.

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 project will require the potential need for increased public services as a result of the additional residents. These include fire protection and police protection.

b. Proposed measures to reduce or control direct impacts on public services:

Payment of property taxes and system development charges.

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:

Sanitary sewer-City of Vancouver, Water-City of Vancouver, cable TV-Comcast, Electrical power-Clark PUD, Natural Gas-Northwest Natural, Telephone-CenturyLink, refuse-Waste Connections, Inc..

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 7/24/15