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 9, 2015

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on January 28, 2016 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:	Ward Road Project
Case Number:	PLD2015-00038, SEP2015-00054, HAB2015-00073
Request:	The applicant requests approval for 109 single-family detached

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

lots and 38 townhouse lots on an approximate 22.7 acre lot in the R-12 zone.

Location: Parcel number 153961-000 is located west of NE Ward Road at 92nd Street in the NE ¼ of Section 01, T2N, R2E of the Willamette Meridian.

Applicant:
Hayward Uskoski and Associates
Valerie Uskoski, contact
400 E Evergreen Blvd, Suite 202
Vancouver, WA 98660
Phone: (360) 831-3824
Email: vuskoski@gmail.com

Contact person:
Hayward Uskoski and Associates
Valerie Uskoski, contact

Property owner:
Roth Investments
Nick Redinger, contact
PO Box 85
Brush Prairie, WA 98606
Phone: (360) 694-2691
Email: nickredinger@hotmail.com

Hearing Examiner: Joe Turner

Staff contact:
Amy Wooten
(360) 397-2375 ext. 5683
amy.wooten@clark.wa.gov

Neighborhood contact:
Heritage Neighborhood Association
Christie BrownSilva
13504 NE 84th Street
Suite 103-141
Vancouver, WA 98682
(360) 326-4353
Email: heritageneighborhood@gmail.com
Website: heritageneighborhood.blogspot.com

Date this Public Notice issued: November 24, 2015

Legal description of property: #38 SEC 1 T2N R2EWM 22.70A

Approval Standards/Applicable Laws:
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.020 (Residential & Office Residential District), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapter 40.440 (Habitat Conservation), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application and Fully Complete Date

Application date:	September 11, 2015
Fully Complete date:	November 10, 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 9, 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: Amy Wooten
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@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 Amy Wooten at (360) 397-2375 ext. 5683, 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: Amy Wooten

Accommodation of physical impairments

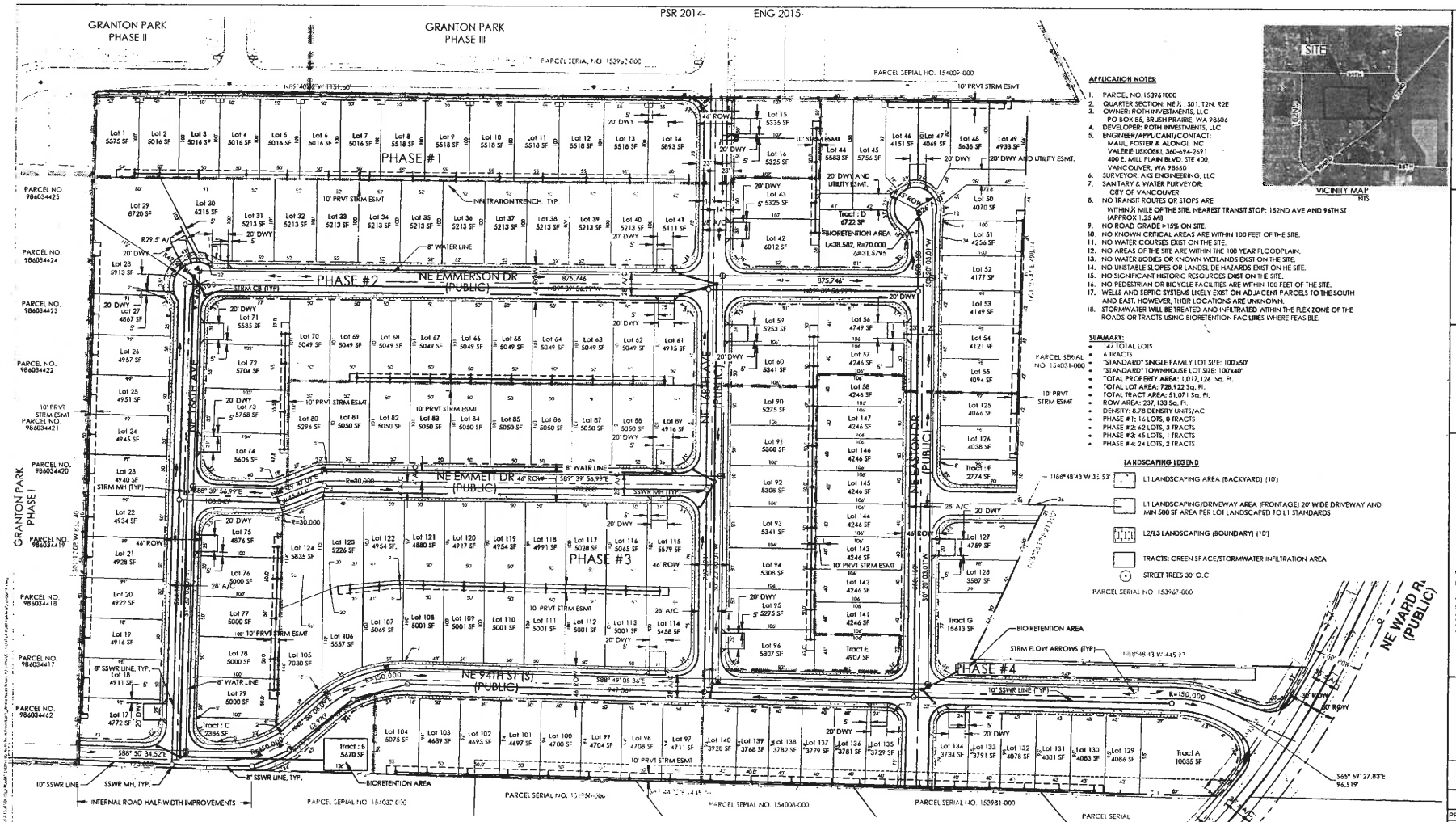
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice (360) 397-2322; Relay 711 or (800) 833-6384; Email ADA@clark.wa.gov.

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.



APPLICATION NOTES:

1. PARCEL NO. 153961000
2. QUARTER SECTION: NE ¼, S01, T2N, R2E
3. OWNER: ROTH INVESTMENTS, LLC
   PO BOX 85, BRUSH PRAIRIE, WA 98606
4. DEVELOPER: ROTH INVESTMENTS, LLC
5. ENGINEER/APPLICANT/CONTACT:
   MAUL, FOSTER & ALONGI, INC
   VALERIE LISKOSKI, 360-694-2691
   400 E. MILL PLAIN BLVD, STE 400,
   VANCOUVER, WA 98660
6. SURVEYOR: AKS ENGINEERING, LLC
7. SANITARY & WATER PURVEYOR:
   CITY OF VANCOUVER
8. NO TRANSIT ROUTES OR STOPS ARE WITHIN ¼ MILE OF THE SITE. NEAREST TRANSIT STOP: 152ND AVE AND 96TH ST (APPROX 1.25 MI)
9. NO ROAD GRADE >15% ON SITE.
10. NO KNOWN CRITICAL AREAS ARE WITHIN 100 FEET OF THE SITE.
11. NO WATER COURSES EXIST ON THE SITE.
12. NO AREAS OF THE SITE ARE WITHIN THE 100 YEAR FLOODPLAIN.
13. NO WATER BODIES OR KNOWN WETLANDS EXIST ON THE SITE.
14. NO UNSTABLE SLOPES OR LANDSLIDE HAZARDS EXIST ON HE SITE.
15. NO SIGNIFICANT HISTORIC RESOURCES EXIST ON THE SITE.
16. NO PEDESTRIAN OR BICYCLE FACILITIES ARE WITHIN 100 FEET OF THE SITE.
17. WELLS AND SEPTIC SYSTEMS LIKELY EXIST ON ADJACENT PARCELS TO THE SOUTH AND EAST. HOWEVER, THEIR LOCATIONS ARE UNKNOWN.
18. STORMWATER WILL BE TREATED AND INFILTRATED WITHIN THE FLEX ZONE OF THE ROADS OR TRACTS USING BIORETENTION FACILITIES WHERE FEASIBLE.

SUMMARY:

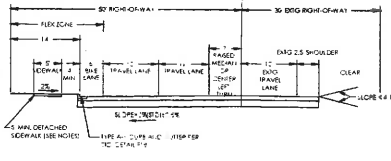
- 147 TOTAL LOTS
- 6 TRACTS
- "STANDARD" SINGLE FAMILY LOT SIZE: 100'x50'
- "STANDARD" TOWNHOUSE LOT SIZE: 100'x40'
- TOTAL PROPERTY AREA: 1,017,126 Sq. Ft.
- TOTAL LOT AREA: 728,922 Sq. Ft.
- TOTAL TRACT AREA: 51,071 Sq. Ft.
- ROW AREA: 237,133 Sq. Ft.
- DENSITY: 8.78 DENSITY UNITS/AC
- PHASE #1: 16 LOTS, 0 TRACTS
- PHASE #2: 62 LOTS, 3 TRACTS
- PHASE #3: 45 LOTS, 1 TRACTS
- PHASE #4: 24 LOTS, 2 TRACTS

LANDSCAPING LEGEND

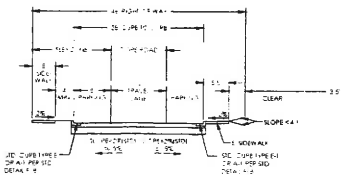
- L1 LANDSCAPING AREA (BACKYARD) (10')
- L1 LANDSCAPING/DRIVEWAY AREA (FRONTAGE) 20' WIDE DRIVEWAY AND MIN 500 SF AREA PER L01 LANDSCAPED TO L1 STANDARDS
- L2/L3 LANDSCAPING (BOUNDARY) (10')
- TRACTS: GREEN SPACE/STORMWATER INFILTRATION AREA
- STREET TREES 30' O.C.

VICINITY MAP
NTS

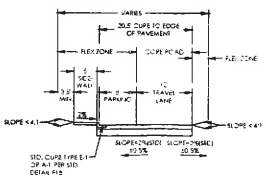
WARD ROAD HALF-WIDTH IMPROVEMENTS CROSS-SECTION



INTERNAL ROADS



INTERNAL ROADS HALF-WIDTH IMPROVEMENTS



MAUL FOSTER ALONGI
400 EAST MILL PLAIN
SUITE 400
VANCOUVER, WA 98660
PHONE: 360-694-2691
www.mfa-llc.com

WARD ROAD PROJECT
ROTH INVESTMENTS
CLARK COUNTY, WA

ISSUE	DATE	REVISIONS	DRAWN BY	CHECKED BY
1		PRELIMINARY PLAT		
2				

PROJECT: DWR 0201
DESIGNED: ZCF
DRAWN: ZCF
CHECKED: VJ
SCALE: 0 60 120

NOTE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALE ACCORDINGLY

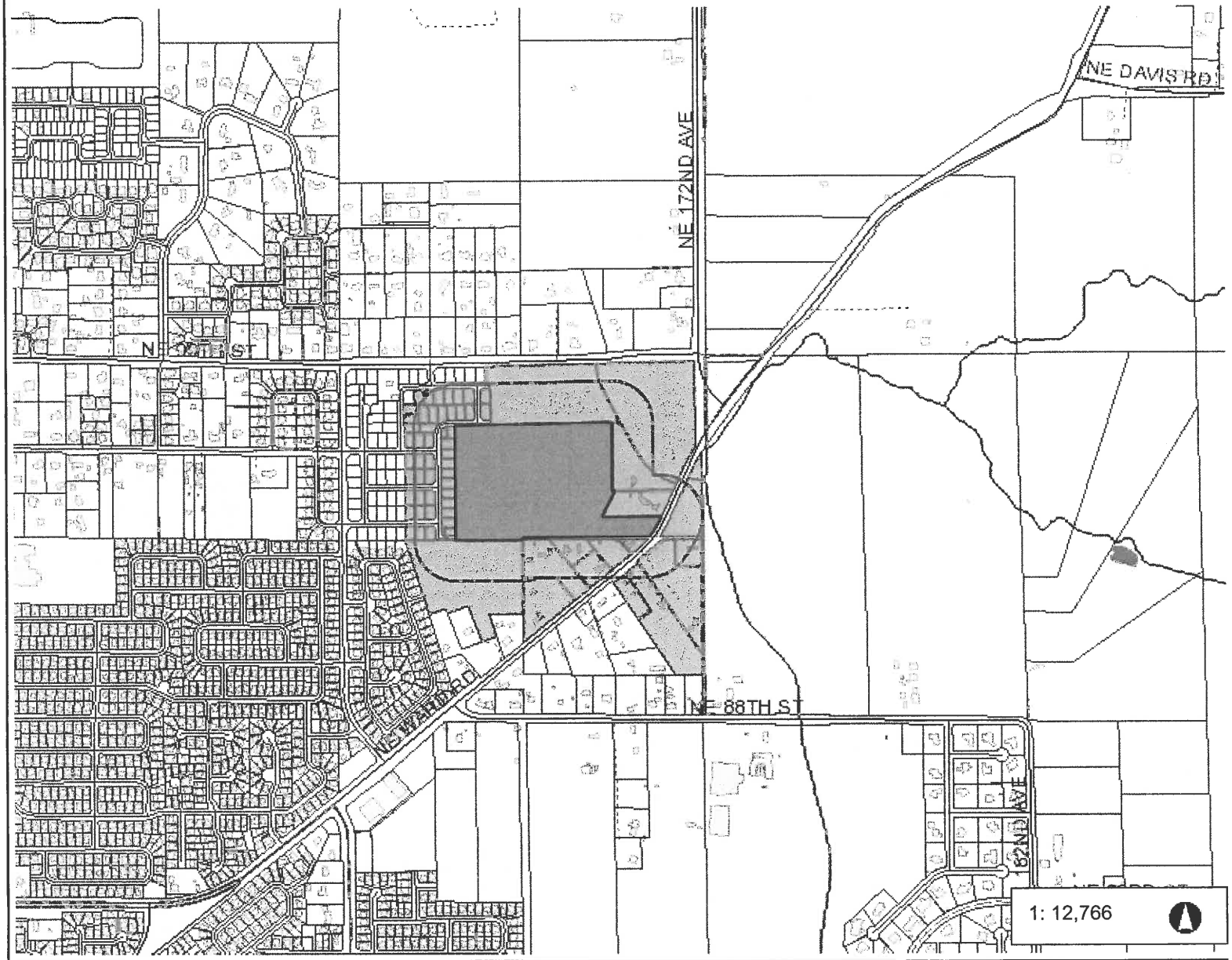
SHEET TITLE: LOT LAYOUT PLAN

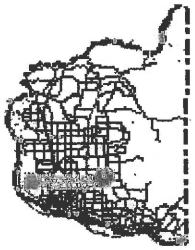
ISSUE DATE: OCTOBER 5, 2015

PRELIMINARY PLAT

SHEET: C1.1

PLD2015-00038 / WARD RD. Project 300-foot Labels





Legend

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

Notes:

2,127.6 0 1,063.81 2,127.6 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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 infromation.

A. Background

1. Name of proposed project, if applicable:
   Ward Road Project

2. Name of applicant:
   Roth Investments

3. Address and phone number of applicant and contact person:
   Applicant:
   Nick Redinger
   Roth Investments
   PO Box 85, Brush Prairie, WA 98606
   360-883-5525

   Contact:
   Valerie Uskoski
   Maul Foster & Alongi, Inc.
   400 E. Mill Plain Blvd., Vancouver, WA 98660
   360-694-2691

4. Date checklist prepared:
   07/14/2015

5. Agency requesting checklist:
   Clark County Community Development

6. Proposed timing or schedule (including phasing, if applicable):
   The proposed development contains four phases. Each phase will be developed to accommodate market demand.

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.
   Critical Area Pre-Determination (Wetland Rating, Habitat Assessment), Archeological Pre-Determination

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
   Yes, Subdivision, Type III Review. This SEPA is in conjunction with the aforementioned application.

10. List any government approvals or permits needed for your proposal:
    Subdivision, Type III Review

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 to subdivide 23.49 acres into a single-family attached and detached residential subdivision.

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 site is a 23.49 acre parcel comprised of one tax lot (153961000) described as the NE ¼ of Section 01, T.2N., R.2E., W.M., Clark County. While the site does not have a mailing address, it is located at approximately 9200 NE Ward Road.

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 and the approximate percentage of the slope? *The site is fairly flat with natural slopes between 0-5%. There is a shallow manmade excavation on the site with slopes up to 15% on the site from previous activities.*

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. *Lauren soils, per GIS Packet*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. *There are no known unstable soils in the area. The manmade excavation on the site was created as a source of gravel during historic road projects associated with Ward Road by Clark County.*

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. *Materials will be imported for the construction of infrastructure associated with roads and utilities. Fill Material may also be imported for creating positive drainage of the lots and providing adequate cover for sanitary services. Import volumes of material are expected to be in excess of 500 cubic yards.*

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. *Erosion could occur as a result of clearing and construction. Best Management Practices will be implemented to prevent erosion during construction activities.*

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? *Site impervious surfaces are not expected to exceed 90% after the completion of construction.*

h. Proposed measures to reduce or control erosion, or other impacts to the earth include: *Best management practices, such as silt fencing and inlet protection, will be implemented to reduce and control erosion. Best management practices will be maintained for the duration of construction and until permanent vegetation and landscaping is established for long-term erosion control.*

2. Air

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. and after completion? Please describe and give approximate quantities. *During site development and building construction there will be exhaust emission from construction equipment. When the proposed residential units are completed, air emissions will be limited to those associated with residential development.*

a. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. *No.*

b. Proposed measures to reduce or control emissions or other impacts to air: *None proposed*

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. *Wetlands and an unnamed drainage are offsite to the northeast of the site. No critical areas or associated buffers extend on to the site. The wetlands and unnamed drainage discharge across Ward Road to the Fifth Plain drainage.*

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. *The project will require the construction of residential homes, landscaping, fences and associated residential services within 200 feet of wetland boundary. No work will be done within the*

buffers of the wetlands.

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. *No fill or dredge material will be place in or removed from wetlands or surfaces waters.*

4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: *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. *No*

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. *City of Vancouver will provide sewer service for the subdivision.*

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. *Impervious surfaces will generate runoff on the site. Stormwater will be conveyed to stormwater facilities. Runoff will be contained and mitigated according to CCC 40.385.*

2) Could waste materials enter ground or surface waters? If so, please describe. *No waste materials from the site will enter surface streams or wetlands.*

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

Stormwater generated by the development will be collected, treated, and discharged per Clark County Code 40.385.

4. Plants

a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: **fir**, cedar, pine, other
- **Shrubs**
- **Grass**
- **Pasture**
- Crop or grain
- 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? *Proposed site development will require clearing and grading of approximately 23 acres of the site consisting of predominantly pasture. Native vegetation will be preserved where possible.*

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: *Site will be landscaped in compliance with Clark County code.*

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

b. List any threatened or endangered species known to be on or near the site. *None know*

c. Is the site part of a migration route? If so, please explain. *The site is within the Pacific Flyway.*

d. List proposed measures to preserve or enhance wildlife: *None*

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. *Electric and natural gas will be used to meet the projects energy needs.*

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: *Construction of energy-efficient homes will lower heating and cooling demands year-round.*

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe. *There are no known environmental health hazards that could occur as a result of this proposal.*

1) Describe special emergency services that might be required. *None*

2) Proposed measures to reduce or control environmental health hazards, if any: *None proposed*

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? *Noise from traffic along Ward Road will be mitigated using landscaping techniques compliant with CCC 40.320.*

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. *Levels of short-term noise are consistent with those generated by the construction of a residential subdivision. Continued occupancy in the long-term will produce increased traffic noise as well as typical household noise.*

3) Proposed measures to reduce or control noise impacts: *None*

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? *The current site is vacant. Adjacent sites include a planned residential subdivision and low-density residential properties.*

b. Has the site been used for agriculture? If so, please describe. *The site was historically part of a farming operation. The site has not been used for several years and was harvested for timber in the early 2000's.*

c. Describe any structures on the site. *None*

d. Will any structures be demolished? If so, please describe. *None*

e. What is the current zoning classification of the site? *R-12*

f. What is the current comprehensive plan designation of the site? *UM, Urban Medium Density*

g. What is the current shoreline master program designation of the site? *None*

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. *No, a wetland exists approximately 110 feet from the northeast corner of the site.*

i. How many people would reside or work in the completed project? *148 Single-family residential units would house approximately 600 people (assuming an average of 4 people/unit).*

j. How many people would the completed project displace? *None*

k. Please list proposed measures to avoid or reduce displacement impacts: *None*

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans: *The proposed project complies with R-12 zoning uses (CCC 40.220).*

9. Housing

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. The development will include *approximately 130 detached, single-family residential units and 16 attached single-family units providing middle-incoming housing.*

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? *The tallest building height permitted by code is 35 feet. Exterior building materials will be a combination of wood, stone, or brick.*

b. What views in the immediate vicinity would be altered or obstructed? *The views of open space from existing residential homes will be eliminated.*

c. Proposed measures to reduce or control aesthetic impacts: *Landscaping measures will be taken to reduce aesthetic impacts.*

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Light from residential units will occur mainly in the early morning and evening.*

b. Could light or glare from the finished project be a safety hazard or interfere with views? *No safety hazards are anticipated*

c. What existing off-site sources of light or glare may affect your proposal? *None*

d. Proposed measures to reduce or control light and glare impacts: ***None proposed***

12.Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? *Evergreen Little League and Hockinson Meadows Park are located 0.9 miles to the north of the proposed site. Dogwood Neighborhood Park is located 2.8 miles to the west of the site.*

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: *None proposed however open space areas will be provided throughout the development, providing passive recreational opportunities.*

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. *An archeological predetermination has been completed for the site. No items of significance were located.*

c. Proposed measures to reduce or control impacts: *No measures are proposed as no know artifacts exist on site. Should artifacts be discovered during construction activities, work in the area of the discovery will be stopped and all applicable state regulations will be implemented.*

14. Transportation

a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. *The site was historically accessed via NE Ward Road and is currently accessed by Ward Road. With the build out of Granton Park, the site will have one half width access in the southwest and one full width access to the north.*

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *The nearest transit stop is approximately 1.2 miles to the southwest, at the corner of 152nd Ave. and 86th St.*

c. How many parking spaces would the completed project have? How many would the project eliminate? *The complete project will provide a driveway and garage for every unit in the development. 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. *New public roads will be required to provide access to new residential units. The new local access right-of-way will be 46' in width throughout the development.*

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. *A traffic study has been completed for the application submittal; see section 13.*

g. Proposed measures to reduce or control transportation impacts:
None proposed

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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. *The increase in population for the vicinity would require increased public services as well as an increase in school enrollment.*

b. Proposed measures to reduce or control direct impacts on public services: *Impact fees and taxes will help to offset impacts to public services.*

16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. *No utilities are currently provided onsite but will be extended with the development to provide service to new residences.*

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: *Proposed utilities include electricity (Clark Public Utilities), natural gas (NW Natural), telecommunications, water (City of Vancouver), sewer (City of Vancouver), and garbage (Waste Management). Phase 2 of the Granton Park subdivision is currently under construction.*

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: Valerie Uzorski Date Submitted: 9-2-15

D. SEPA Supplemental sheet for non-project actions

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Instructions:
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal use or affect environmentally sensitive areas or those designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.