

Notice of Type II-A Development Review Application and Optional SEPA Determination of Non-Significance

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

This application is subject to public notice and administrative review (no public hearing unless one is requested) conducted pursuant to Clark County Code (CCC) Section 40.510.025 and applicable code sections as listed below.

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

Date of this notice: July 29, 2016

Closing date for public comments: August 15, 2016

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: 5 Corners Wee Care Day Care

Case Number: CUP2016-00002 / PSR2016-00009 / SEP2016-00019 /
EVR2016-00019 / EVR2016-00020

Request: The applicant requests conditional use and preliminary site plan approval to construct a 10,637 square foot commercial day care facility with associated parking and outside play areas on a 1.67

Revised 7/9/13



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

Public Comment

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

Public Comment Deadline: August 15, 2016

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

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

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

Email: terri.brooks@clark.wa.gov

Timelines/Process:

Preliminary approval of a Conditional Use Permit may be considered a Type II-A application pursuant to CCC 40.510.025. Under this provision, a public hearing shall be required for conditional use permit proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II-A Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for submittal of additional information or a public hearing is requested. Information regarding this application can be obtained by contacting Terri Brooks at (360) 397-2375, Ext. 4885 at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington 98660.

SEPA Options

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

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

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development

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

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

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

SEPA Appeal

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

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

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

Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

Distribution

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation
- Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation
- Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation
- Special Purpose Agencies: Fire Protection District #5
Clark Public Utilities
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media: The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record
- Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran
Sunnyside Neighborhood Association

Additional attachment for agencies:

- SEPA checklist

FIVE CORNERS WEE CARE DAY CARE
 BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 2 NORTH, RANGE 2 EAST
 OF THE WILLAMETTE MERIDIAN CLARK COUNTY, WASHINGTON
 PREAPPLICATION CONFERENCE SUBMITTAL
 June 20, 2019

APPLICANT CONTACT:
 HANU LEE
 H. LEE & ASSOCIATES, INC.
 PO BOX 1949
 WACOUVER, WA 98689
 ALLEEN@LEEASSOCIATES.COM

OWNER:
 MICHAEL & GAYLYN LITTLE
 THE LITTLE COMPANY, INC.
 PO BOX 890
 CONOVER, WA 98227
 THELITTLECOMPANY@GMAIL.COM

PARCEL NUMBER:
 109801400

EXISTING SITE INFORMATION
CURRENT USE: SINGLE-FAMILY RESIDENTIAL
ZONING DESIGNATION: RT-2.5
GROSS SITE AREA: 1.4 ACRES 61,727 SF
TRANSIT ROUTES: PUBLIC TRANSIT IS LOCATED ON NE 16TH STREET
EXISTING WATER AND SEWER: PUBLIC WATER AND SEWER IS AVAILABLE TO THE SITE AT
 THE INTERSECTION OF NE 16TH STREET AND NE 17TH STREET
ENVIRONMENTAL CONDITIONS: NO KNOWN WATER COURSES, WETLANDS, DESIGNATED AREAS, FLOOD PLAIN
 OR OTHER REGULATED AREAS ARE PRESENT ON THE
 SITE.
EXISTING CONDITIONS DISCLAIMER: THE EXISTING CONDITIONS SHOWN ON THIS PLAN WERE OBTAINED FROM COURTESY OF MR. H.
 LEE & ASSOCIATES, INC. DOES NOT GUARANTEE THE ACCURACY OF THIS INFORMATION.

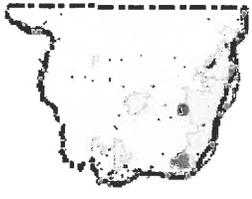
PROPOSED SITE INFORMATION
PROPOSED USE: COMMERCIAL DAY CARE FACILITY
UTILITY PROVIDERS: WATER
 SEWER
 CLARK REGIONAL WATERWER
 CITY OF WACOUVER
 CLARK COUNTY STANDARDS
TREATMENT: TREATED STORMWATER WILL BE INFILTRATED INTO NATIVE
 SOILS OR DETAINED BELOW THE PARKING LOT.
DISPOSAL: TREATED STORMWATER WILL BE INFILTRATED INTO NATIVE
 SOILS OR DETAINED BELOW THE PARKING LOT.
EROSION CONTROL: CONSTRUCTION ENTRANCE WILL BE PROVIDED DURING
 CONSTRUCTION.
PROPOSED SITE AREA SUMMARY:
 GROSS SITE AREA 1.4 ACRES 61,727 SF PERCENT
 NET SITE AREA 1.38 ACRES 60,334 SF
 LANDSCAPE AREA 0.83 ACRES 37,099 SF
 STANDARD PARKING STALLS PROVIDED 47 ADJA STALLS 2
 SOLID WASTE 87 SF IS RESERVED FOR SOLID WASTE STORAGE

STORMWATER DRAINAGE:
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 THE SITE IS PROPOSED TO BE BUNKER ACCESS EASMENT OVER THE
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5 Corners Wee Care Day Care 300' List



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

Notes:



1: 3,000

500.0 Feet

250.00

0

500.0

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>

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

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

Revised 9/1/11



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

A. Background

1. Name of proposed project, if applicable:

5 Corners Wee Care Day Care

2. Name of applicant:

The Little Company

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

Applicant: Mike Little
P.O. Box 893, Longview, WA 98632
(360) 749-4781

Contact Person: Hann Lee
P.O. Box 1849, Vancouver, WA 98668
(360) 567-3002

4. Date checklist prepared:

May 6, 2016

5. Agency requesting checklist:

Clark County

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

Construction scheduled for 2016-2017 with full occupancy in 2017

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.

None proposed.

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

None known.

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

This project will require all permits and approvals associated with a site plan review in Clark County, Washington.

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.)

Proposed improvements include construction of an 11,000± square foot commercial day care facility with appurtenant parking, drive aisles, sidewalks, stormwater management, landscape, and outdoor play areas on roughly 1.54 acres located southwest of the NE 76th Street and NE 107th Avenue intersection in Vancouver, Washington. The facility will serve up to approximately 160 children with approximately 23 employees.

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.

Tax Account: 106601-000
 Address: 10605 NE 76th Street, Vancouver, WA 98662
 Quarter Section: NE 1/4, S09, T2N, R2E
 Municipal Jurisdiction: Clark County
 Urban Growth Area: Vancouver
 Zoning: R1-7.5

B. Environmental Elements

1. Earth

Agency use only

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

Flat

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

Less than 5%

- 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.

According to Columbia West Engineering, Inc.'s *Infiltration Testing Results and Bearing Capacity Recommendations* report dated January 11, 2016, subsurface soils generally consist of an approximate two-foot layer of grass and disturbed gravelly topsoil underlain by well-graded GRAVEL with sand, cobbles, and trace silt resembling the USDA Sifton soil series.

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

None known.

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

Earthwork will be required to remove undocumented fill and organic material, grade the site to promote storm drainage, and elevate the building from surrounding areas. Onsite earthwork quantities will approximately balance; roughly 1,100 cubic yards of crushed aggregate will be imported from a local quarry and used as a structural base in building, sidewalk, parking, and drive aisle areas. A small amount of excess material may be exported off site as needed.

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

Erosion is not likely because the site is relatively flat with permeable soils that can be graded to contain and infiltrate runoff on site. Erosion control measures will be implemented in accordance with Clark County erosion control standards.

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

Approximately 53% of the site will be covered with impervious surfaces.

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

Proposed erosion control measures to be implemented as needed include silt fence, catch basin inlet protection, sweeping, and good housekeeping. An erosion control plan will be prepared that meets Clark County requirements.

Agency use only

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction activity may generate dust and construction machinery will increase emissions. The completed project may result in increased emissions caused by additional automobile trips; however, this may be offset by providing a day care facility in close proximity to residential areas, thus lessening the mileage driven by those bringing their children to day care.

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

None known.

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

Dust control measures will comply with Clark County standards, including visual monitoring and watering as needed.

3. Water

Agency use only

- 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.

None known.

- 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.

N/A

- 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 ground water will be withdrawn. Stormwater will infiltrate into near-surface soils, and may eventually migrate to deep aquifers. In accordance with the Clark County Stormwater Manual, stormwater runoff generated during 91% of the rainfall time data series will be treated within a bioretention facility before infiltrating into native soils.

- 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.

N/A

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 generated from pollution-generating impervious areas will be routed to bioretention facilities and disposed of via infiltration into underlying permeable soils. Runoff not requiring treatment will be collected in area drains and directed to infiltration facilities. Some of the near-surface discharge may eventually flow into deeper groundwater aquifers.

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

No

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

Stormwater will be managed in accordance with Clark County Stormwater Manual requirements.

4. Plants

Agency use only

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

- Deciduous tree: maple, fruit trees, other
- Evergreen tree: fir
- Shrubs: misc. brush
- Grass: field grass
- Pasture: N/A
- Crop or grain: N/A
- Wet soil plants: N/A
- Water plants: N/A
- Other types of vegetation: N/A

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

Existing vegetation and approximately 10 trees will be removed before site improvements are constructed. The site will be landscaped in accordance with Clark County landscaping requirements.

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:

As noted previously, the site will be landscaped in accordance with Clark County requirements. The bioretention facility(ies) will be planted with native vegetation selected from the County's approved planting list.

5. Animals

Agency use only

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

- Birds: hawk, sparrow, blackbird, robin, jay, wren, starling, etc...
- Mammals: mice, opossum, raccoon, rabbit, squirrel
- Fish: N/A

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 part of the Pacific Flyway, a major flyway for migratory birds that extends from Alaska to Patagonia.

d. List proposed measures to preserve or enhance wildlife:

The landscaped areas and bioretention facility(ies) will provide an urban habitat for small birds and animals.

6. Energy and natural resources

Agency use only

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

The site will utilize electricity for lighting, heating, and general purposes.

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

No effects known.

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 building will be constructed to meet or exceed building code requirements.

7. Environmental health

Agency use only

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.

No special emergency services will be required.

- 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)?

Primary source of noise is from vehicular traffic on NE 76th Street and NE 107th Avenue.

- 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.

Construction will generate short-term noise during the hours dictated by County code. Long-term noise will be generated by vehicular traffic from 6:00 A.M. to 6:30 P.M., and by children playing in outdoor play areas when the weather allows.

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

None proposed.

8. Land and shoreline use

Agency use only

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

There is currently one single-family mobile home and appurtenant storage shed located in the north central area of the site. A gravel driveway off NE 76th Street serves the residence. The remainder of the site is unused and contains unmaintained vegetation. The site is bordered by single-family residences to the west and south, NE 76th Street to the north, and NE 107th Avenue to the east. Across the street to the north is an electrical substation, with single-family residences to the east across NE 107th Avenue.

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

None known.

- c. Describe any structures on the site.

One single-family mobile home and an accessory storage structure. Both structures appear to be in poor condition.

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

All existing onsite structures will be demolished during construction.

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

R1-7.5

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

UL

- 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.

No

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

The proposed facility will employ approximately 23 people, with roughly 19 employees on site at any given time during working hours. The day care will serve approximately 160 students throughout the day.

- j. How many people would the completed project displace?

The current tenant renting the existing mobile home will be displaced.

- 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 proposal complies with the Clark County land use code requirements. Commercial day care facilities are allowed within an R1-7.5 zone under the Conditional Use and Site Plan Review provisions.

9. Housing

Agency use only

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

N/A

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

One low income unit.

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

None proposed.

10. Aesthetics

Agency use only

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?

Maximum height is approximately 20 feet; proposed principal exterior material will primarily consist of standard commercial painted siding.

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

None known.

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

The building will be painted a neutral color with brick cladding along the bottom of the front exterior. The parking lot and site perimeter will be landscaped and routinely maintained.

11. Light and glare

Agency use only

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

Site lighting will be provided as required on buildings, along ADA route(s) of travel, and within parking areas from dawn to dusk. Lighting will be shielded to minimize impacts to adjacent properties.

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

No—site lighting will comply with local standards.

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

None known.

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

Lighting will be shielded to minimize impacts to adjacent properties.

12. Recreation

Agency use only

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

Orchards Park is approximately 1 mile south 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.

13. Historic and cultural preservation

Agency use only

- 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.

None known.

- c. Proposed measures to reduce or control impacts:

In the event that artifacts or other items of historic significance are discovered during construction, work will cease and a professional archaeologist will be contacted. The project will comply with County and Washington State Department of Archaeology and Historic Preservation requirements.

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.

The site is adjacent to NE 76th Street to the north, and NE 107th Avenue to the east. Proposed access is off NE 107th Avenue, in the southeast area of the site.

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

The site is served by C-TRAN, Route #7, with transit stops on both sides of NE 76th Street adjacent to the site.

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

The project will create 47 new parking spaces, and eliminate none.

- 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.

A detached public sidewalk will be installed along the site's NE 107th frontage. Existing driveway drops along NE 76th Street will be removed and replaced with curb and sidewalk within the public right-of-way.

- 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.

The site currently generates 10 ADT. After development, the site will generate 788 ADT. Net total ADT = 778. Net total AM peak = 129 / PM peak = 130.

- g. Proposed measures to reduce or control transportation impacts:

None proposed.

15. Public services

Agency use only

- 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.

As a new commercial business, the project will increase the need for primarily public emergency services (fire, police, ambulance, etc.) Required services will be typical to other businesses in the area.

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

The proposed project offset impacts by increasing local tax revenue.

16. Utilities

Agency use only

- a. Underline 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:

All utilities exist adjacent to the project site and are provided by local utility providers.

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: James H. Lee Date Submitted: 5/10/16