Notice of Type II 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.

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:** December 19, 2018

**Closing date for public comments:** January 3, 2019

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:** Skyview Station

**Case Number:** PSR2018-00036; PLD2018-00034; SEP2018-00046; EVR2018-00069; WET2018-00074; WET2018-00075

**Request:** Site plan and short plat approval to construct eight commercial buildings and associated infrastructure on eight separate lots with retail, restaurant, and bank uses located on roughly 8.6 acres in the GC zone.
Location: 13909 NE 10th Avenue, Parcels 185727-000 & 186726-000 in Southwest Quarter of Sections 23, Township 3, Range 1 east of the Willamette Meridian

Applicant: Hurley Development, LLC
915 Broadway St ~ Suite 250
Vancouver, WA 98660
Phone - 360.723.0352
Email - chad@hurleydev.com

Contact: Olson Engineering
Attn: Jocelyn Cross
222 E Evergreen Blvd
Vancouver, WA 98660
Phone - 360.695.1385
Email - jocelyn@olsonengr.com

Owners: HAG, LLC
14019 NE 10th Avenue
Vancouver, WA 98685
Email - jan@hamptonautoglass.com

T & S Family Properties, LLC
13909 NE 10th Avenue
Vancouver, WA 98685
Email - shelly@dewittconst.com

Comp Plan Designation: GC

Neighborhood Contact: North Salmon Creek - North Salmon Creek Neighborhood Council, E-mail - nscna+president@salmoncreeklive.com

Staff Contact: Richard Daviau
564.397.4895
richard.daviau@clark.wa.gov

Applicable code sections
Clark County Code: 40.200 (General Provisions), Title 15 (Fire Prevention), 40.230.010 (Commercial), 40.340.010 (Parking & Loading), 40.320 (Landscaping & Screening), 40.350, (Transportation), 40.350.020 (Transportation Concurrency), 40.360 (Solid Waste & Recycling), 40.370.010 (Sewer), 40.370.020 (Water), Chapter 40.386 (Storm Water & Erosion Control), 40.500 (Procedures), 40.510 (Type II Process), 40.520.040 (Site Plan), 40.540.030 (Short Plat), 40.550.010 (Road Modification), 40.570 (SEPA), 40.570 (Archaeological), 40.610 and 40.620, (Impact Fees), Title 24 (Public Health), Title 14 (Buildings & Structures)

Application Filing date: September 22, 2018
Fully Complete date: November 19, 2018
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: January 3, 2019

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

Mail: Attn: Richard Daviau
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: richard.daviau@clark.wa.gov

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: Mitch Nickolds, 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 site 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 #6
Clark Public Utilities
Clark Regional Wastewater - Public 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
North Salmon Creek Neighborhood Association

Additional attachment for agencies:
- SEPA checklist
ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

Instructions for Applicants:

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

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:
   Skyview Station

2. Name of applicant:
   Hurley Development, LLC

3. Address and phone number of applicant and contact person:
   Applicant: Hurley Development, LLC
   915 Broadway Suite #250
   Vancouver, WA  98660
   (360) 723-0352
   Contact: Olson Engineering, Inc.
   Attn: Jocelyn Cross
   222 E. Evergreen Blvd.
   Vancouver, Washington 98660
   (360) 695-1385

4. Date checklist prepared:  September 2018

5. Agency requesting checklist:
   Clark County Community Development.

6. Proposed timing or schedule (including phasing, if applicable):
   Development phasing shall generally follow the phasing as indicated on the Preliminary Plat. Each phase will include the construction of the infrastructure necessary for that individual phase.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No.

8. List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.
   Traffic Study – McKenzie
   Preliminary Stormwater Report – Olson Engineering, Inc.
   Stormwater Pollution Prevention Program – Olson Engineering, Inc.
   Archaeological Predetermination – Applied Archaeological Resources
   Geotechnical Site Investigation – Columbia West Engineering, Inc.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

A concomitant rezone application is currently being processed with Clark County.

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

   Preliminary Plat Approval  Final Short Plat Approval  
   Engineering Plan Approval  Erosion Control Plan Approval  
   Grading Plan Approval  Grading Permit  
   Building Permits  Stormwater Plan Approval  
   NPDES Permit  SEPA Determination  
   Archaeological Predetermination Letter  Legal Lot Determination  
   Stormwater Pollution Prevention Program  Site Plan Approval  

11. Give brief, complete descriptions of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of 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, Hurley Development, LLC, is proposing a phased, 8-lot commercial short plat development on 8.33 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to the checklist.

   The site is located at 13909 NE 10th Avenue, Vancouver, Washington and is comprised of Tax Lot 83; parcel number, 18572-000 and Tax Lot 82; parcel 185726-000 located in the southwest quarter of Section 23, Township 3 North, Range 1 East of the Willamette Meridian.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

      According to Clark County GIS information, the steepest slope on the site is up to 19%. There are no steep slopes on the site. Please refer to Engineering and the Existing Conditions Plan included with this Application.

   c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
According to Clark County GIS data, the soils on the site consist of:
- GeB (Gee Silt Loam, 0-19% slopes) 52% of the site
- GeD (Gee Silt Loam, 0-2% slopes) 48% of the site

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

None known.

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

Site grading will be used to construct the lots, building pads, roads, bioretention facilities, and other associated improvements. It is anticipated that the majority of the site will have balanced cut and fill and any fill material will be procured from an approved site. Should material need to be hauled off site it will be taken to an approved location. The quantity of grading is approximately 10,000 cubic yards of cut, and 10,000 cubic yards of fill.

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

Yes, erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion Control Plans will be prepared and implemented by the applicant for both on-site improvements, which will meet or exceed the requirements imposed by Clark County Code and Department of Ecology.

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

Approximately 79% of the site will be covered with impervious surfaces upon full build out of the site.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County Code. This includes erosion control Best Management Practices. The project will also conform to the Stormwater Pollution Prevention Program. Refer to Preliminary Development Plan for information regarding stormwater control.

2. AIR

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

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

b. Are there any off-site sources of emissions of odor that may affect your proposal? If so, generally describe.
No offsite sources of emissions or odors exist that would adversely affect the proposed development.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

If necessary, water will be utilized for dust control as needed during construction of on- and off-site improvements as well as the implementation of all local, state and federal regulations. Emissions control measures for vehicles and equipment are regulated under the Washington State Department of Ecology (DOE) and U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations. The construction of the buildings will comply with standards of the Environmental Protection Agency and all other applicable local, state and federal standards.

3. WATER
a. Surface
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

An offsite wetland has been identified on the parcel to the east of the project site. The wetland buffer projects into the southeast corner of the project site which has been classified as functionally isolated.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, the offsite wetland is approximately 20 feet from the southeast corner of the project site.

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? Give general description, purpose, and approximate quantities if known.

No.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type and anticipated volume of discharge.

No.

b. Ground:
1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage, industrial, containing the following chemicals: agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

c. Water Runoff (including storm water):
1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff include, sidewalks, roads and other impervious surfaces. Post-development surface stormwater from impervious surfaces will be collected with bioretention cells and conveyed through storm pipe to an underground detention system for quality treatment. Quantity control will be met with the combination Rain Garden bioretention cells, Filterra bioretention cells, and the underground system. The quality and quantity control facilities will be designed in accordance with the Clark County Stormwater and Erosion Control Ordinance. For calculations and information regarding the drainage facilities, refer to the Preliminary Stormwater Report and Preliminary Development Plan.

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

No.

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

This proposal will meet or exceed the Clark County water quality and quantity standards provided for by the Clark County Stormwater Ordinance.

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

| Deciduous tree | Alder, Maple, Aspen, Vine Maple, English Oak |
| Shrub | Evergreen tree | Cedar, Pine |
| Grass | Pasture |
| Crop or Grain |
| Wet soil plants | Cattail, Buttercup, Bulrush, Skunk, Cabbage |
| Water plants | Water Lily, Eelgrass, Milfoil |
| Other types of vegetation | Himalayan Blackberry, Indian Plum, Ivy, Holly, Hazelnut, Oregon Grape, Cherry, Sword Fern, Elderberry |

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

All vegetation will be removed from areas depicted for the future lots, roads, stormwater facilities, utilities and other improvements as shown on the Preliminary Site Plan.

c. List threatened, or endangered species known to be on or near the site.

None to the Applicant’s knowledge.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Refer to the preliminary landscape plan for the on-site landscaping details.

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

    birds: hawk, heron, eagles, songbirds, canadian geese
    mammals: deer, bear, elk, beaver, rabbits
    fish: bass, salmon, trout, herring, shellfish

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

    None to the Applicant’s knowledge.

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

    The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

    Landscaping, which includes trees, shrubs and groundcovers, will be installed that will provide some habitat for wildlife in the developed areas. Please refer to the preliminary landscape plan included in this application for more information.

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

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

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

    No.

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

    All construction on the site will be designed to comply with the Washington State energy code and the adopted version of the International Building Code.

7. ENVIRONMENTAL HEALTH
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, of hazardous waste, that could occur as a result of the proposal? If so, describe.
No.

1. Describe special emergency services that might be required.

Police and fire/emergency may be needed because of the change in the type of the development. No special emergency services will be required.

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

The Applicant will comply with applicable local, state and federal regulations during construction and operation of the project. All construction will be inspected according to industry requirements and standards.

b. Noise

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

Traffic noises from adjacent businesses and roadways exist as well as noise from Interstate 5 and Interstate 205 but it should not affect the proposed project.

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

Development of the site will create short-term construction noise. Customers, deliveries and mail delivery, solid waste and recycling vehicles will create some noise in the long-term. Other noise sources include typical commercial noises from heating, ventilation and air conditioning units as well as small power tools including, but not limited to, small gas-powered equipment used for site and landscape maintenance, such as lawn mowers, blowers, trimmers, etc.

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

Construction activities will not occur after 10 p.m. or before 7 a.m.

8. LAND AND SHORELINE USE

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

Parcel 185727-000 is occupied by DeWitt Construction and parcel 185726-000 is occupied with an existing home and outbuildings.
Adjacent property uses are as follows:
North – Manufactured homes on R-18 zoned property; east is GC zoned property with an existing manufactured home and a veterinary clinic; west – zoned CC and R-18 with an existing medical office and Deer Run Meadow Subdivision; south – (across NE 139th Street) zoned PF zoned property with an existing Park and Ride facility.

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

Unknown.

c. Describe any structures on the site.
There is an existing construction business with associated buildings on parcel 185727-000 and an existing single-family residence with associated outbuildings on parcel 185726-000.

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

All existing structures will be demolished.

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

General Commercial (GC).

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

The current comprehensive plan designation of the site is GC.

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

Not applicable.

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

There is a 50-foot functionally isolated wetland buffer from off-site wetlands to the east.

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

Approximately 100 people could work in the completed project.

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

The completed project will displace the existing tenants of the rental property on parcel 18576-000. Additional housing options are available in the immediate vicinity with sufficient notification given.

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

Other housing options are available in the area.

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

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

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

No housing is proposed.

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

One middle income house will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any:
10. AESTHETICS
a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The height of the proposed commercial structures will meet Clark County code requirements.

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

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

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

Landscaping and architectural elements.

11. LIGHT AND GLARE
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical commercial lighting may occur during the night time hours.

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

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

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

There are some amounts of light levels generated off-site, but they are unlikely to affect the proposal.

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

Light poles will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, to assure safety on the site and to meet all applicable code sections.

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

J.B. Fuller Park and Skyview Highschool are located approximately 1 mile west of the project site.

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

No.

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

None.
13. Historic and Cultural Preservation
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.

Not to the Applicant’s knowledge.

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

A cultural resources report was completed by Applied Archaeological Research, Inc. Nothing was found during the site exploration and therefore, no further archaeological work is recommended.

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

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

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

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

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

Full vehicular access will be provided on NE 10th Avenue and a right-in, right-out on NE 139th Street.

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

The Salmon Creek Park and Ride is located across NE 139th Street.

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

The completed project will provide 413 parking spaces. There are approximately 10 parking stalls on parcel 185727-000 that would be eliminated with construction of the proposed project.

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

- A right-in, right-out is proposed on NE 139th Avenue, and a traffic signal is proposed at the 10th Street project entrance.
e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

   No.

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

   A traffic study has been prepared and is submitted for review with this application. Based on the 8 commercial buildings, it is estimated that full build out will generate approximately 3,312 net new Average Daily Trips on the adjacent roadway system during a typical weekday, including 114 vehicle trips during the AM peak hour and 296 vehicle trips during the PM peak hour. Refer to the Traffic Study, provided by McKenzie for more information. The traffic study indicates the property can be fully developed as proposed while maintaining acceptable levels of service and safety at the site access points.

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

   Pay appropriate traffic impact fees.

15. PUBLIC SERVICES
   a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

      Yes, there could be a potential need for additional fire/emergency and police protection with this site development.

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

      Provide urban utilities, pay taxes, system development charges and impact fees.

16. UTILITIES
   a. Circle 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 the site or in the immediate vicinity which might be needed.

      Electricity – Clark Public Utilities
      Sewer – Clark Regional Waste Water
      Natural Gas – Northwest Natural
      Water – Clark Public Utilities
      Refuse Service – Waste Connections
      Telephone – CenturyLink

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: 9/14/10