

## 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: October 20, 2015**

**Closing date for public comments: November 4, 2015**

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:** Hazel Dell Marketplace – East Phase II

**Case Number:** PSR2015-00033, BLA2015-00045, SEP2015-00038, VAR2015-00011, & ENG2015-00064

**Request:** The applicant requests approval for the construction of two (2) new commercial buildings totaling approximately 41,000sf with associated landscaping and parking in the GC zone.

**Location:** 7901 NE 6<sup>th</sup> Street, Vancouver, WA 98660. The subject site includes all or portions of the following parcels: 145258-000,

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

145358-000 & 145361-000.

**Applicant:** C.E. John Company, Inc.  
1701 SE Columbia River Drive  
Vancouver, WA 98661  
Phone: (360) 696-0837  
Email: [sgarey@cejohn.com](mailto:sgarey@cejohn.com)

**Contact Person:** Cardno  
Kevin Brady, contact  
5415 SW Westgate Drive, Suite 101  
Portland, OR 97221  
Phone: (503) 419-2500  
Email: [kevin.brady@cardno.com](mailto:kevin.brady@cardno.com)

**Property Owner:** Hazel Dell Marketplace LLC  
1701 SE Columbia River Drive  
Vancouver, WA 98661

**Comp Plan Designation:** General Commercial (GC)

**Parcel numbers:** 145258-000, 145358-000 & 145361-000

**Township: 2N**                      **Range: 1E**                      **Section: SE ¼ S03**

**Neighborhood Contact:** NE Hazel Dell Neighborhood Association  
Laurel Collins, vice president  
2312 NE 94th Street  
Vancouver, WA 98665  
Phone: (360) 314-4771  
E-mail Laurel Collins: [laurel090807@gmail.com](mailto:laurel090807@gmail.com)  
E-mail Doug Ballou: [dougballou@comcast.net](mailto:dougballou@comcast.net)

**Staff Contact:** Amy Wooten, Project Planner  
(360) 397-2375 ext. 5683  
[amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov)

### Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.010 (Commercial Districts), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention and Safety), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.385 (Storm Water & Erosion Control), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.020

(Variances), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

**Application Filing date:** July 15, 2015  
**Fully Complete date:** October 9, 2015

### 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:** November 4, 2015

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

Mail: Attn: Amy Wooten  
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: amy.wooten@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:** 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](http://www.clark.wa.gov/development)**

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

**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

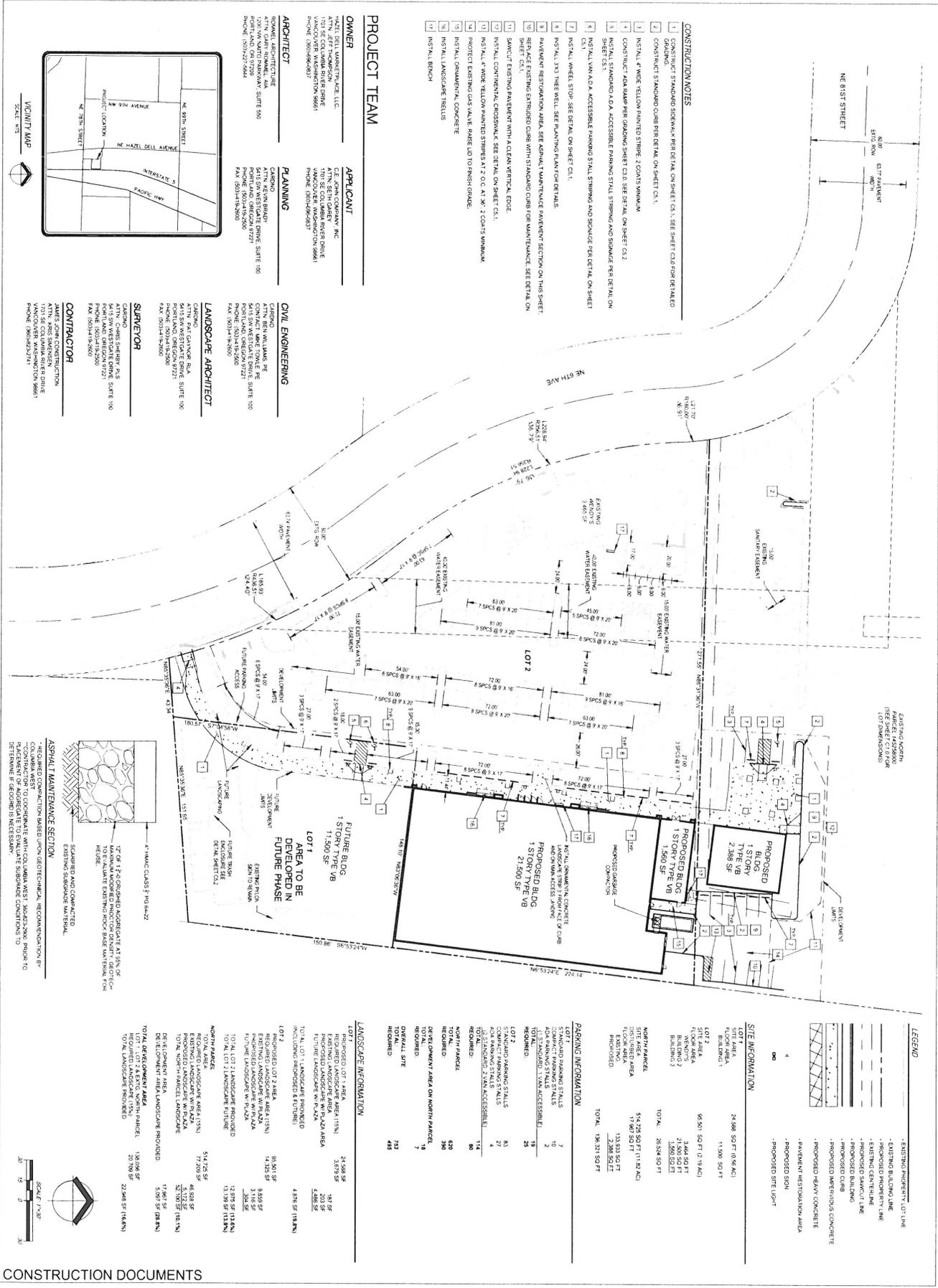
**Distribution**

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 # 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 Neighborhood Association

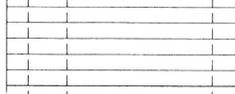
**Additional attachment for agencies:**

- SEPA checklist



CONSTRUCTION DOCUMENTS

DATE	DESCRIPTION	BY
1/1/2008	1.000	
1/1/2008	1.000	
1/1/2008	1.000	
1/1/2008	1.000	
1/1/2008	1.000	



**SITE PLAN**  
**HAZEL DELL EAST RETAIL**  
 CE JOHN COMPANY, INC.  
 CLARK COUNTY, WASHINGTON

**Cardno**  
 Shaping the Future  
 PORTLAND  
 5415 SW WESTGATE DR. STE. 100, PORTLAND, OR 97221  
 TEL: (503) 419-2000 FAX: (503) 419-2000  
 www.cardno.com



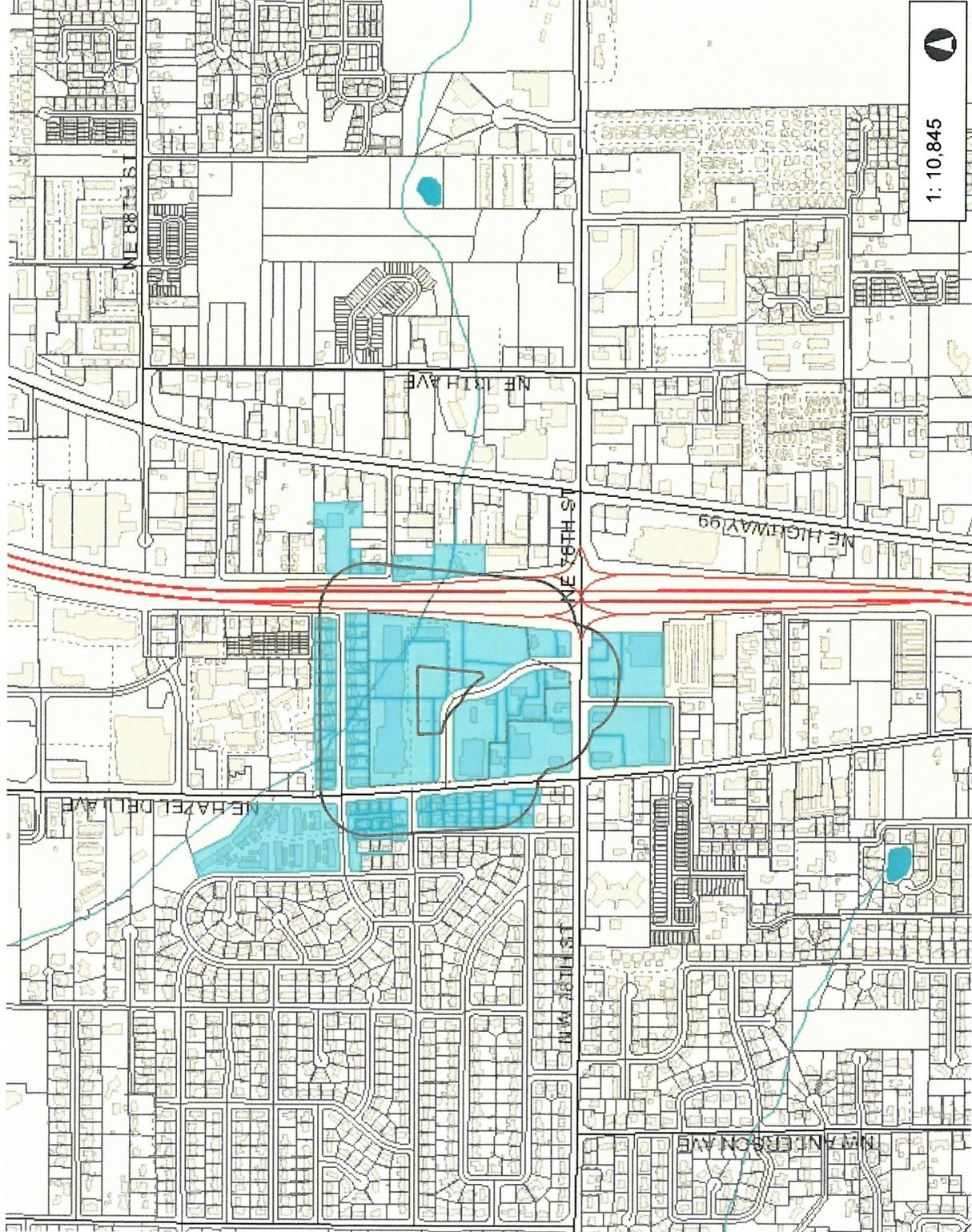
# Hazel Dell Marketplace - East Phase II - 300' List



## Legend

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

Notes:



1: 10,845



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>

**A. Background**

1. Name of proposed project, if applicable: *Hazel Dell Marketplace East Retail*
2. Name of applicant: *C.E. John Company*
3. Address and phone number of applicant and contact person:

*Applicant:*

*Contact: Seth Garey  
1701 SE Columbia River Drive  
Vancouver, WA 98661  
(360) 696-0837*

*Applicant's Representative/Contact Person*

*Cardno  
Contact: Kevin Brady  
5415 SW Westgate Drive, Suite 100  
Portland, Oregon 97221  
(503) 419-2500*

4. Date checklist prepared: *July 15, 2015*
5. Agency requesting checklist: *Clark County Community Development*
6. Proposed timing or schedule (including phasing, if applicable):

*It is anticipated that construction will begin in Fall 2015*

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.

*Type II Site Plan Review for build out of Hazel Dell Marketplace East Retail, which is located at 7901 NE 6th Street in Vancouver and includes a 38,000 SF building with three tenants spaces that are 21,500 SF, 15,000 SF, and a smaller 1,560 SF attached building to the north of the larger structures. There is also a single building to the north of the primary structure that is 2,388 SF. The overall lot size is 120,088 SF and includes the 3,464 SF Wendy's building pad, which was already approved under a separate Site Plan approval in early 2015.*

*The buildings are situated along the eastern property boundary that is adjacent to the Interstate 5 frontage. All parking areas shown to the west of the building were already constructed under the Wendy's approval; the only site improvements proposed with this scope of work are the buildings, pedestrian areas along the building frontage, and a pedestrian sidewalk behind the smaller building adjacent to the truck loading area that will serve the primary, larger building.*

*Access to the site is via the existing driveway entrance to the south and the primary entrance to the north of the Wendy's pad. Both driveways access NE 6th Street that then connects to Hazel Dell*

*Avenue to the west and NW 78th Street to the south. There are 129 proposed parking stalls within the combined lot to serve the Wendy's pad and the proposed commercial buildings. Of those 129 parking spaces, 27 are compact, 96 are standard, and 6 are ADA accessible. There is also a small area north of the main development with 18 total stalls. 17 of those stalls are standard size, with 1 stall dimensioned for ADA accessibility.*

*The project site is comprised of two tax lots 145358-000 and 145258-000. Development will occur primarily within the current boundary of lot 145358-000. However, the boundary line that separates tax lot 145361-000 and 145358-000 will be eliminated to create a single tax lot for the Wendy's pad and proposed buildings associated with this proposal. This adjustment will take place through a Boundary Line Adjustment, submitted concurrently with this Type II Site Plan Review.*

8. List any environmental information that has been or will be prepared related to this proposal.

*A geotechnical report was prepared by Columbia West Engineering, dated April 2014. An archaeological predetermination report was prepared by Cardno, dated September 19, 2014. A SEPA Checklist (SEP2014-00047) was submitted as part of the Hazel Dell Marketplace – Wendy's Site Plan Review application in January 2015.*

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

*A Site Plan Review application with an expedited 60-day Development Review process has been submitted in conjunction with this SEPA Checklist for review and approval by the Clark County Community Development Department.*

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

*A Site Plan Review application with an expedited 60-day Development Review process and a Boundary Line Adjustment has been submitted concurrent with this SEPA Checklist for review and approval by the Clark County Community Development Department. Additionally, building permit and grading permits will be necessary for the development.*

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.)

*Build out of Hazel Dell Marketplace East Retail, which is located at 7901 NE 6th Street in Vancouver and includes a 38,000 SF building with three tenant spaces that are 21,500 SF, 15,000 SF, and a smaller 1,560 SF attached building to the north of the larger structures. There is also a single building to the north of the primary structure that is 2,388 SF. The overall lot size is 120,088 SF and includes the 3,464 SF Wendy's building pad, which was already approved under a separate Site Plan approval in early 2015.*

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*pedestrian areas along the building frontage, and a pedestrian sidewalk behind the smaller building adjacent to the truck loading area that will serve the primary, larger building.*

*Access to the site is via the existing driveway entrance to the south and the primary entrance to the north of the Wendy's pad. Both driveways access NE 6th Street that then connects to Hazel Dell Avenue to the west and NW 78th Street to the south. There are 129 proposed parking stalls within the combined lot to serve the Wendy's pad and the proposed commercial buildings. Of those 129 parking spaces, 27 are compact, 96 are standard, and 6 are ADA accessible. There is also a small area north of the main development with 18 total stalls. 17 of those stalls are standard size, with 1 stall dimensioned for ADA accessibility.*

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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 address of the proposed restaurant is 7901 NE 6<sup>th</sup> Avenue in Clark County, Washington. The site is within the SE ¼ of Section 3, within the Township 2N, Range 1E and contains tax lots 145358-000 and 145280-000.*

## B. Environmental Elements

Agency use only

### 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 steepest existing slope on the site is approximately 8%, at the southeastern area of tax lot 145358-000.*

- 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 Clark County GIS layers, with verification from the NRCS Web Soil Survey, approximately 98.5% of the site is Odne silt loam (OdB) with 0 to 5% slopes. 1.5% of the project site is Hillsboro silt loam (HoA), a well-draining soil, with 3 to 8% slopes. According to the geotechnical report conducted by Columbia West Engineering, Inc., the Odne series soils are fine-textured sands, silts, and clays with generally poor drainage and low shear strength.*

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

*There are no surface indications or a known history of unstable soils within the immediate vicinity of the site that would negatively affect soil conditions. Additionally, according to the Geotechnical Report conducted by Columbia West, there is very low to low susceptibility for liquefaction, and there is low potential for erosion hazard due to the fact that the site is relatively level. The site currently has a large amount of structural fill left in place with the demolition of previous buildings that occupied the site prior to 2007 and 2008 when they were demolished. Most of the building debris has been removed from the site with the exception of remnant concrete that has been crushed and spread over the former building pad areas.*

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

*Minimal grading activity will be conducted to accommodate the building pads. Approximately 2,160 cubic yards of fill is anticipated. The site will be primarily porous concrete pavement with 15" of 1-1/2"-3/4" drain rock. A geotextile fabric will separate the subgrade from the drain rock. The source of any imported material is not known at this time.*

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

*All construction activities will be carefully planned and coordinated to ensure minimal chance of erosion. Erosion impacts will be minimized by strict adherence to the Best Management Practices (BMPs) described in The Clark County Stormwater Control Manual.*

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

*According to a Technical Information Report (TIR) conducted by Cardno on July 15, 2015, the site is 95.6% impervious surfaces. This number is reduced to 86.1% in post developed conditions.*

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

*Best management practices (BMPs) during construction will be used to limit any erosion that could occur as a result of clearing, construction, or use.*

## **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.

*Short-term increases in particulate matter may occur due to construction activities. As described in the Transportation Impact Study dated July 14, 2015, prepared by Kittelson and Associates, Inc., trip generation occurring from the site will not increase above the levels that previously existed on the site prior to demolition of former structures on the property in 2007 and 2008. Therefore, is not anticipated that vehicular emissions will increase from the site above those that occurred previously on the property.*

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

*There are no known off-site sources of emissions or odor that might affect development in the subject area. Current sources of off-site emissions are limited to vehicular emissions from automobile traffic on the road network.*

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

*To reduce dust emissions during construction, exposed areas will be sprinkled with water during dust-generating activities. Best Management Practices (BMPs) will also be implemented to control erosion and sedimentation on-site which will also help reduce dust emissions.*

### 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.

*There are no known surface water bodies on or in the vicinity of the site. The closest body of water, Vancouver Lake, is approximately 1.36 miles west of the project site. Additionally Cougar Creek is located approximately 2 miles northwest of the project site.*

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

*No, Vancouver Lake, the closest surface water body is located more than 200 feet from 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.

*There is no proposed fill or dredge material to be placed in or removed from surface water or wetlands.*

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

*No, there will be no surface water withdrawals or diversions.*

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

*No, according to the Clark County GIS website, there are no portions of the site within the 100-year floodplain or floodway fringe.*

- 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.

*The development proposal does not involve the discharge of waste materials to surface water.*

b. Ground:

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

*No groundwater will be withdrawn with the proposed project. No water will be directly discharged to groundwater.*

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

*No waste materials will be discharged into the ground from proposed activities on the site. The project will be connected to public sanitary sewer and no sewage discharges will occur. No potential sources for discharges to the ground are expected.*

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.

Agency use only

*The proposed commercial retail buildings and sidewalk additions along the building frontage will generate stormwater runoff. In the TIR drafted by Cardno on July 15, 2015, porous pavement is designed to treat 91% of stormwater runoff. Proposed porous pavement will cover approximately 60,679 square feet or 1.39 acres. Runoff from the building and sidewalks surrounding the building will sheet flow onto the proposed porous pavement into a 9-inch depth reservoir within the rock subgrade. Additionally, overflow*

collection pipe will be provided in an additional 6-inches of gravel for major storm events in the event the porous pavement is overwhelmed.

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

*The proposed project is not anticipated to generate any types of waste that could enter ground or surface waters. The building is connected to the public sanitary sewer that currently exists in NE 6<sup>th</sup> Avenue and all sanitary waste will convey to this line. Stormwater will be collected onsite, filtered and directed to the public storm system in NE 6<sup>th</sup> Avenue.*

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

*Erosion impacts resulting from the construction of the proposed project will be minimized by strict adherence to the Best Management Practices (BMPs).*

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#### 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?

*A portion of perimeter vegetation along the I-5 corridor will be removed to prepare the building pads. As shown on the Landscape Planting Plan (Sheets L1.0 and L1.1) trees, shrubs and groundcover are proposed along the building perimeter to buffer from adjacent uses.*

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

*The project site and the immediate surrounding areas are urbanized with no evident natural resource areas within the project vicinity.*

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

*Proposed landscaping will provide at least 15% of overall site coverage. The landscape planting plan provided with the site plan review package will include plants and trees to complement the existing vegetation on site.*

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## 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.

Agency use only

*The project site and the immediate surrounding areas are urbanized with no evident natural resource areas within the project vicinity.*

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

*The site is part of the Pacific flyway migration route for birds, but does not provide stopover habitat.*

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

*No mitigation measures are proposed as no impacts to preserve or enhance wildlife are anticipated.*

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## 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.

*The completed project will use electricity and natural gas to meet the project's general electricity and heating needs.*

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

*The proposed site improvements and building design adheres to minimum setbacks and will be less than the maximum height permitted within the zone. Therefore, it is not anticipated that the project will affect the potential use of solar energy on adjacent properties.*

- 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 design will meet or exceed the current State of Washington Building Code.*

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## 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 anticipated environmental health hazards that could result from the current development proposal.*

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

*No special emergency services are required for the proposed project.*

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

*No mitigation measures are proposed as there are no environmental health hazards are anticipated to result from the proposed project.*

b. Noise

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

*The only known off-site sources of noise are traffic noise from the adjacent public streets. It is not anticipated that such noise will impact the currently proposed development. The enclosed nature of the proposed primary use, with the exception of transactions from the drive-thru, eliminates most ambient noises.*

- 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.

*Short-term noise impacts resulting from the proposed project will be limited to the construction noise. The development is consistent with the previous uses and noises associated with a retail parking lot.*

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

*Construction will typically be limited to the daytime hours of 7:00am to 7:00pm. No long-term noise impacts are anticipated to result from the proposed project.*

Agency use only

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## 8. Land and shoreline use

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

*The area proposed for development is currently vacant with some remnant site improvements (parking, drive aisles, and site landscaping) that still exist from when the property was previously developed. The Wendy's restaurant and central parking area were recently approved and construction will ensue within the upcoming weeks. North of the site is a shopping center that is part of the Hazel Dell Marketplace.*

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

*The site was previously occupied by five buildings including a motel, conference facility, and restaurant. These structures were demolished in 2007 and 2008. It is not known if the site was used for agriculture prior to this former use.*

- c. Describe any structures on the site.

*There are currently no structures on site.*

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

*There will be no structures demolished.*

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

*The site is zoned General Commercial (CG).*

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

*General Commercial (CG).*

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

*There are no areas regulated under the County's Shoreline Master Program within the immediate vicinity of the project.*

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

*The project is located in a Category 2 Critical Aquifer Recharge Area. However, the proposed use is exempted from the evaluations and approval process outlined in Section 40.410 Critical Aquifer Recharge Areas (CARAs) because it is not anticipated that the quality or quantity of groundwater will be affected by the proposed development as the site is already primarily impervious from past development.*

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

*There would be approximately 69 full time equivalent (FTE) employees working at the commercial retail buildings.*

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

*The proposed project will not displace any people.*

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

*N/A*

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

*The proposed project will occur within an area zoned General Commercial (CG) and with a comprehensive plan designation of General Commercial (CG). Both of these classifications promote commercial retail uses. Therefore, the proposed use is compatible with existing and projected land uses and plans.*

## 9. Housing

Agency use only

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

*No housing units will be provided.*

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

*No housing units will be eliminated by this proposal.*

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

*No measures are proposed to reduce or control housing impacts as no housing units will be demolished.*

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## 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 height of any structure is 42 feet. Brick is the principal exterior building material.*

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

*The proposed commercial building will have minimal impact on the surrounding area, as this proposal represents a small building footprint in the area.*

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

*The building design will incorporate quality, durable building materials and attractive colors and will maintain a neutral color and materials scheme throughout. Additionally, site landscaping will be provided to screen and buffer adjacent uses, where appropriate.*

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## 11. Light and glare

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

*Flood or area lighting may be used during construction in the early evening hours (5:00pm to 7:00pm). However, this light source would be short-term and limited to the duration of construction activities. Vehicular traffic may also contribute to an increase in light in the vicinity of the proposed development; such impacts will be restricted to the circulation areas and surrounding roadways.*

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

*Proposed lighting onsite will be shielded in order to avoid light pollution, including glare, onto adjacent properties or interfere with views.*

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

*The proposed retail commercial uses will be constructed within a developed retail center context. While this setting may include some off-site sources of light, such lighting is not anticipated to negatively affect the proposed project or future uses.*

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

*Temporary flood lighting used during construction activities will be directed in such a way as to avoid disturbance to nearby uses including public right-of-ways. New light sources associated with the proposed building and site updates will be consistent with adjacent developments. Landscaping along the project perimeter will serve to reduce any light and glare impacts.*

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## 12. Recreation

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

*There is an existing City of Vancouver Greenway, Cougar Creek, located approximately 1/4 of a mile north and east of the site. The greenway includes a trail that is parallel to Cougar Creek and connects NW 119<sup>th</sup> Street with the Salmon Creek Trail. The trail is 6-feet wide and surfaced with crushed gravel. Additionally, Vancouver Lake is approximately 1.36 miles located west of the project site.*

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

Agency use only

*No, the proposed project will not displace any existing recreational uses.*

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

*No impacts to recreation are anticipated as the project will replace former commercial uses that existed on the site prior to 2007 and 2008 and no impacts to parks and/or recreational facilities would occur. Therefore, no mitigation measures are proposed.*

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### 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.

*As provided in the Clark County GIS Developer's Packet, there are no mapping indicators for historic sites on or in the immediate vicinity of the site. The GIS packet indicates that there is a high to moderate-high potential for cultural items on the site. Additionally, an Archaeology Predetermination Report was drafted and submitted to the County by Cardno on September 19, 2014. As supported by the GIS Developer's Packet and the Archaeology Predetermination Report, there are no places or objects on or near the site which are listed or proposed for preservation registries.*

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

*There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or adjacent to the site.*

- c. Proposed measures to reduce or control impacts:

*No measures are proposed to reduce or control impacts as no impacts are anticipated. In the event that cultural deposits are discovered during construction, the activity will be halted and a qualified professional archaeologist will be contacted.*

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### 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.

*From the north, the site can be accessed from NE 81<sup>st</sup> Street via NE Hazel Dell Ave, which turns into NE 6<sup>th</sup> Avenue. From the south, the site can be accessed from NE 6<sup>th</sup> Avenue via NE 78<sup>th</sup> Street.*

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

*The #32 C-Tran bus is the only bus that services the project site. The nearest transit stop is approximately .14 miles west of the project site on NE Hazel Dell Avenue*

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

*The proposed project would install 147 parking stalls on-site. The project will not eliminate any parking stalls as there are none currently located on-site.*

- 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.

*The proposal will not require new roads or streets or improvements to NE 6<sup>th</sup> Avenue, the existing roadway.*

- e. Will the project use water, rail, or air transportation? If so, please describe.

*No, the project will not use water, rail or air transportation.*

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

Agency use only

*In a TIS Memo dated July 14, 2015, Kittelson and Associates estimated that approximately 2,566 new daily weekday trips would result from the proposed project. Peak traffic volumes are expected to occur in the mornings. An existing development agreement between the property owner and Clark County has documented that 881 daily trips were vested and remain from the previous use of the property. Therefore, the proposed 2,566 daily weekday trips generated by the proposed project will result in a total of 1,685 net new trips.*

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

*No measures are proposed to reduce or control transportation impacts, as the proposed project is not anticipated to result in the need for off-site traffic*

