

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:

Bowyer Marketplace

2. Name of applicant:

Green Prairie, LLC

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

Applicant: Green Prairie, LLC
500 E. Broadway, Suite 110
Vancouver, WA 98660

Contact: Olson Engineering, Inc.
Mike Odren
1111 Broadway
Vancouver, Washington 98660
(360) 695-1385

4. Date checklist prepared: May 15, 2008

5. Agency requesting checklist:

Clark County Department of Community Development.

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

Construction of the anchor building and associated parking and infrastructure would likely begin upon approval and procurement of all applicable reviews and permits. Construction of other phases would be dependent on market conditions, tenant requests, etc. Future phases will not follow any predetermined order. Refer to the Preliminary Binding Site Plan for more information.

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

Clark County Public Works has a proposed transportation improvement plan for NE 119th Street along the site's frontage. As part of this project, a portion of the improvements will be built by the Applicant. Other improvements associated with the improvement plan will be built by Clark County sometime in the future.

Road frontage improvements are proposed to be constructed along the north side of NE 119th Street. Road frontage improvements are proposed to be constructed along the west side of SR 503 along the site's frontage, north of the site to provide for a right turn deceleration lane, and along portions of the east side of SR 503. Other frontage improvements are proposed to take place along both the east and west sides of SR 503 south of NE 119th Street.

A new traffic signal is proposed at the site's main entry off of NE 119th Street, and other signal and associated travel lane improvements are proposed for the existing signalized intersection at NE 119th Street and SR 503.

A sanitary sewer line is proposed to be extended from its current terminus south of the site to the site. The route will take the proposed sanitary extension through Prairie High School property, located south of the subject parcels, and routed to the site. A new sanitary sewer lift station is proposed to be built on the south side of NE 119th Street along with the extension.

A new stormwater facility is proposed to be constructed at the southeast corner of the proposed signalized intersection along NE 119th Street.

8. List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.

Traffic Study – Kittelson and Associates
Preliminary Stormwater Report – Olson Engineering, Inc.
Clark County Public Health Development Review
Wetland Determination Report – Ecological Land Services, Inc.
Geotechnical Evaluation - Ash Creek Associates, Inc.
Subsurface Environmental Site Assessment - Point Source Solutions, LLC
Phase I Environmental Site Assessment Report - Hahn and Associates, Inc.
Phase II Environmental Site Assessment Report - Hahn and Associates, Inc.
Material Characterization Soil Sampling Report - Chugwater, LLC

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.

No.

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

Preliminary Binding Site Plan Approval	Final Binding Site Plan Approval
Engineering Plan Approval	Erosion Control Plan Approval
Grading Plan Approval	Grading Permit
Building Permits	Stormwater Plan Approval
NPDES Permit	SEPA Determination
Stormwater Pollution Prevention Program	

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 answer on this page. (Lead agencies may modify this form it include additional specific information on project description).

The Applicant, Green Prairie, LLC, is proposing a phased commercial/retail Binding Site Plan development consisting of the following: a 93,000 square foot, one-story anchor grocery store (Anchor); a 4,500 square foot, one-story bank (Bank 1); a 6,500 square foot, one-story sit down restaurant (Restaurant 1); a 3,150 square foot, one-story drive thru restaurant (Restaurant 3); a 4,000 square foot, one-story bank (Bank 2); a 6,700 square foot, one-story multi-tenant retail building (Retail 'B'); a 14,500 square foot, one-story single-tenant retail building (Retail 'C'); a 5,550 square foot, one-story multi-tenant retail building (Retail 'D'); a 2,725 square foot, one-story drive thru restaurant (Restaurant 2); and a 7,800 square foot, one-story multi-tenant retail building (Retail 'A') on 18.75 acres in the C-3 zone. The project includes the construction of parking, utility and other related infrastructural improvements. The Applicant also proposes a binding site plan to create individual lots for each building. Both the buildout of the buildings and parking, as well as creation of each individual lot, will be phased. Please refer to the plans

included in this application for more information on the proposed parking, lots, site and utility layout.

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 11608 NE 119th Street, Vancouver, Washington. The property is further identified as tax lots 21 and 22, tax assessor's serial numbers 198088-000 and 198089-000 located in the SW ¼ of Section 27, Township 3 North, Range 2 East of the Willamette Meridian, Clark County.

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, the steepest slope on the site is approximately 5%. According to survey by Olson Engineering, Inc., there are areas steeper than 5% (10-15%) in isolated areas on site. Overall, the site is relatively flat.

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:
HIB (Hillsboro loam, 0-3% slopes) 100% of the site.

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

None.

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

Site grading to construct building pads, parking, and other associated improvements. Off-site grading will be required for improvements along NE 119th Street and SR 503. Other grading will take place with the installation of the stormwater facility at the southeast corner of the proposed traffic signal along NE 119th Street, with the installation of the sanitary sewer lift station, and with the installation of the sanitary sewer line through the Prairie High School property. Preliminary estimates show that grading on the site will be balanced and that no fill is anticipated. Should fill be required, it will be imported from an approved site.

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, which will meet or exceed the requirements imposed by Clark County Code.

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

Approximately 85-90% of the site will be covered with impervious surfaces. However, pervious pavement may be used in portions of the site, effectively reducing the amount of impervious surfaces.

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. The plans will include treating stormwater runoff prior to infiltration on site as well as silt fencing and other erosion control Best Management Practices. Refer to the civil engineering plan set for information regarding stormwater and erosion 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 both on and off site. This will take place during build out of each individual phase. Customer, employee and delivery vehicles will generate particulate emissions in the long-term. Other emission sources include typical commercial/retail building emissions from heating, ventilation and air conditioning.

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:

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal 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.

No.

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.

N/A

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

Post-development surface stormwater from impervious surfaces both on and off site will either be diverted into catch basins prior to quality treatment and infiltration or pervious pavement will be utilized in the parking field to treat and infiltrate some stormwater.

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.

After meeting quality control requirements for stormwater, all stormwater runoff is to be discharged (infiltrated) into the ground.

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.

The runoff from the paved areas will be treated in several ways to meet the quality and quantity standards of Clark County code. These methods are as follows:

1. Runoff from the majority of parking areas will be routed to pervious pavement areas. The pervious pavement section provides the required filtering of the stormwater runoff prior to infiltration.

2. Runoff from the majority of access corridors (roads) is being collected by catch basins prior to treatment by below ground cartridge filters. The cleaned runoff will then be routed to infiltration systems for disposal into the ground.

As the east three-quarters of the subject site is located within a Critical Aquifer Recharge Area 1(CARA 1), the infiltration system for the runoff from the cartridge filters has been located on the west end of the project. However, as pervious pavement is not classified as a Class V injection well, this Best Management Practice is located within the CARA 1 zone. All runoff treatment within the CARA 1 zone meets the requirements as specified in Clark County code for this area. Additionally, all uses proposed for this area are permitted by CARA guidelines.

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 Clark County's water quality and quantity standards provided for by the Clark County Stormwater Ordinance. Also refer to Section C.3.c.1 above.

4. PLANTS

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

deciduous tree: alder, maple, aspen, vine maple, oak

Evergreen tree: fir, cedar, pine

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage

Water plants: water lily, eelgrass, milfoil

Other types of vegetation

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

All vegetation has been removed from the site as part of a previously approved Forest Practice Permit. Only grass and weeds remain.

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.

A landscaping plan, with the proposed use of some native plants, will be prepared for the site as required by Clark County Code.

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, eagle, songbirds, canadian geese

mammals: deer, bear, elk, beaver, rodents

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. However, this site has not been used by migratory waterfowl.

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.

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, retail, restaurant and office uses of electricity and possibly 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 state adopted codes and policies related to energy conservation.

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.*

Additional police and fire/emergency may be required. 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)?*

Existing traffic noise from adjacent roadways exist, 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 as each phase is built out. Customer, employee and delivery vehicles will create some noise in the long-term.

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?*

Parcels 198089-000 and 198088-000 are currently vacant and unused. The eastern half of the site was previously used as a par-3 golf course. The western half of the site was

previously used for single-family residential on a large lot. Some pasturage may have also taken place on the western half of the site in the past.

Adjacent property uses are as follows:

North -C-3 zoned property with a single-family residence; South (across NE 119th Street) - Brush Prairie Baptist Church, single-family residences and vacant Battle Ground School District property on R1-10 zoned property; West - Single-family residences on R-5 zoned property; East (across SR 503) - Single-family residences and an auto repair facility on R-5 zoned property.

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

It appears that the western portion of the site was used for some pasturage in the past.

c. Describe any structures on the site.

None.

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

All structures previously on site have been demolished.

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

The site is currently zoned C-3.

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

The current comprehensive plan designation of the site is CC.

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.

Clark County GIS data indicates the presence of wetlands on site. However, according to the Wetland Determination Report, dated June 29, 2006, as prepared by Ecological Land Services, Inc., there are no wetlands on site.

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

The completed project may employ 300-400 people.

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

None.

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

Not Applicable

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.*

Not Applicable.

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

None.

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

None.

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?*

There is no maximum height for buildings in the C-3 zoning district. It is anticipated that the buildings will be between 20 and 40 feet tall. The principal exterior building materials may be concrete, brick, structural brick, CMU or stucco.

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

Views across the site may be obstructed with the construction of the buildings.

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/retail parking lot, building and sign lighting may occur in the nighttime 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 minimize dispersion on the site and will not constitute a safety hazard.

c. *What existing off-site sources of light or 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:*

Lights will be installed and shielded to minimize dispersion and control any potential offsite impacts. Intensity of lighting will be kept to a minimum, though enough 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?*

Prairie High School is located approximately 1/4 mile south of the site.

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

A par-3 golf course was the previous use on the eastern-most 10 acres. This has since been removed.

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.*

Currently, there are no known objects or places on the site or next to the site.

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

Clark County GIS Data indicates that 100% of this site has a low (0-20%) probability of containing archaeological findings. There are no known historic, archaeological, scientific or cultural evidence or landmarks on or next to the site.

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

If any cultural artifacts are discovered during construction on the site, all development will cease and all appropriate federal, state, county and tribal agencies will be contacted.

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.*

The site will be accessed via two right-in/right-outs off of NE 119th Street near the eastern end of the site, a right-in/right-out/left-in off of NE 119th Street near the western end of the site, a full access signalized intersection off of NE 119th Street near the western end of the site, and a right-in/right-out off of SR 503 at the northeast corner of the site.

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

The site is currently served by public transit, with transit stops located near the intersection of NE 119th Street and SR 503, C-Tran route #7.

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

The completed project would have approximately 1057 parking stalls. There were existing parking stalls associated with the par-3 golf course previously on site, but those have since been eliminated with previous site demolition.

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).*

Sidewalk and landscape improvements, along with right-of-way dedications, will take place along NE 119th Street and SR 503. Signal improvements are also proposed for the existing traffic signal at the intersection of NE 119th Street and SR 503 that will require some frontage improvements north and south of the intersection along SR 503, and east

and west of the intersection along NE 119th Street. A new traffic signal is proposed at the site's main entrance along NE 119th Street. No new roads are proposed. Refer to Preliminary Binding Site Plan for further information.

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 and transportation impact assessment was prepared by Kittelson Associates, dated January 14, 2008. The proposed buildings and uses are expected to generate 9,090 net new average daily trips, 889 net new peak pm peak hour trips and 397 net new peak am peak hour trips.

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

Pay traffic impact fees and meet mitigation measures as indicated in the traffic study.

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.

The need for additional fire/emergency and police protection.

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

Provide urban utilities, pay taxes 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 Wastewater District
Telephone – Qwest

Water – Clark Public Utilities
Refuse Service – Waste Connections
Natural Gas – Northwest Natural

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: 6-18-08

RE-Notice of Type II Development Review Application and SEPA Addendum

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 has required an addendum (attached hereto) to the **Determination of Non-Significance** (DNS) issued for this development with the approval of PSR2008-00043, and pursuant to WAC 197-11-625. 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: February 28, 2017

Closing date for public comments: March 8, 2017

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: ARCO AM/PM BOWYER MARKETPLACE

Case Number: PST2016-00025; CRA2016-00010

Request: The applicant is requesting a post decision review approval to modify a binding site plan which approved a 3,100sf drive-thru restaurant on Lot 7 and a bank on Lot 8 (PSR2008-00043, PST2008-00040, and PST2010-00002). The proposed change combines these two lots to allow development of a 3,180sf convenience store, 1,500sf commercial retail tenant space, and a

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

Location: 1,400sf carwash and gas station.
11500 NE 119th Street

Applicant: Brush Prairie Oil, LLC
3904 Wellington Place
West Linn, OR 98068

Contact Person: Olson engineering, Inc.
Mike Odren
222 E. Evergreen Blvd.
Vancouver, WA 98660
Phone: (360) 695-1385, Fax: (360) 695-8117
Email: mikeo@olsonengr.com

Property Owner: Green Prairie II, LLC
c/o Killian Pacific
101 E. 6th Street, Suite 350
Vancouver, WA 98660

Comp Plan Designation: C

Parcel numbers: 198088-000

Township: 3N **Range: 2E** **SW ¼ Section: 27**

Neighborhood Contact: Greater Brush Prairie Neighborhood Association
Larry Knight, president
Phone: (360) 518-3317
Email: knighthawkprotection@comcast.net

Staff Contact: Amy Wooten, project planner
(360) 397-2375 ext. 5683
amy.wooten@clark.wa.gov

Applicable code sections

Chapter 40.200 (General Provisions), Section 40.230.010 (Commercial Districts), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.410 (Critical Aquifer Recharge Area), Chapters 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.520.060 (Post Decision Reviews), Chapter 40.570 (SEPA), Chapter 40.610 (Impact Fees), Title 15 (Fire Prevention), and Title 24 (Public Health).

Application Filing date: December 15, 2016
Fully Complete date: December 29, 2016

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: March 8, 2017

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, project planner
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

- 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

February 21, 2017

Clark County Community Development
1300 Franklin Street
Vancouver, WA 98666-9810

Re: Arco AM/PM Bowyer Marketplace SEPA Addendum
PST2016-00025 (Original Case Nos. PSR2008-00043/SEP2008-00063)

On behalf of the applicant for this project, Brush Prairie Oil, LLC (original applicant having been Green Prairie, LLC), please find below an addendum to the SEPA environmental checklist, dated June 18, 2008, originally submitted for Bowyer Marketplace, PSR2008-00043/SEP2008-00063, to reflect the potential impacts associated with the proposed site plan revisions. It should be noted that there are no new or increased significant adverse environmental impacts associated with this project. The applicable sections of the original SEPA checklist have been addressed below.

A. BACKGROUND

1. Name of proposed project, if applicable:

Arco AM PM Bowyer Marketplace

2. Name of applicant:

Brush Prairie Oil, LLC

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

Applicant: Brush Prairie Oil, LLC
500 E. Broadway, Suite 110
Vancouver, WA 98660

Contact: Olson Engineering, Inc.
Mike Odren
1111 Broadway
Vancouver, Washington 98660
(360) 695-1385

4. Date checklist addendum prepared: February 20, 2017

8. List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.

EXHIBIT #:

9

CARA Permit Application – Olson Engineering, Inc.
Revised Site Plan Trip Generation Estimate – Kittelson and Associates, Inc.

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

Post Decision Review Approval
CARA Permit

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, Brush Prairie Oil, LLC, is submitting a Type II Post Decision Review to change a 3,100 square foot drive-through restaurant on proposed Lot 7 and a 4,000 square foot bank on proposed Lot 8 to a 3,180 square foot convenience store/1,500 square foot tenant space (4,680 square feet of commercial/retail use total), a 1,400 square foot car wash and a gas station. Please refer to the plans for more information.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Site grading to construct building pad, parking and maneuvering areas, installation of the underground gas storage tanks and other associated improvements. Preliminary estimates show that grading on the site will be balanced and that no fill is anticipated. Should fill be required, it will be imported from an approved site.

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, employee, mail delivery, solid waste and recycling vehicles and delivery vehicles will generate particulate emissions in the long-term. Other emission sources include typical commercial/retail building emissions from heating, ventilation and air conditioning, 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.

Emissions generated by the gas station will meet all local, State and Federal standards and regulations regarding the release of odors and emissions.

3. WATER

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.

The runoff from the paved areas will be treated in several ways to meet the quality and quantity standards of Clark County code. These methods are as follows:

1. Runoff from the majority of parking areas will be pervious pavement areas. The pervious pavement section provides the required filtering of the stormwater runoff prior to infiltration.
2. Runoff from the majority of access corridors (roads) is being collected by catch basins prior to treatment by below ground cartridge filters. The cleaned runoff will then be routed to infiltration systems for disposal into the ground.

Water used in the car wash will be recycled for reuse. Waste water from the car wash will be routed to the sanitary sewer after possible treatment through an oil/water separator.

The fueling island will be covered. However, a dead end sump with an oil/water separator will collect any stormwater that does fall onto the fueling island.

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 possibly natural gas will be required for the completed project. Gasoline will be sold on site.

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.

There is a risk of fire and explosion and spills of gasoline inherent with a gas station. Any spills will be contained within a dead end sump with an oil/water separator. Please refer to the CARA Permit application, as prepared by Olson Engineering, Inc., dated December 12, 2016 for more information regarding a Spill Prevention Plan. The project will also meet all Federal, State and local regulations regarding safety features to reduce the risk of fire and explosions to the greatest extent possible including, but not limited to, an emergency shut off valve.

1. Describe special emergency services that might be required.

Additional police and fire/emergency may be required. 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.

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?

There is no maximum height for buildings in the C-3 (CC) zoning district. It is anticipated that the buildings will be between 20 and 40 feet tall. The principal exterior building materials may be concrete, brick, structural brick, CMU or stucco. The height of the canopy will be approximately 19 and the height of the building will be approximately 25 feet.

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

Views across the site may be obstructed with the construction of the building and canopy.

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/retail parking lot, building, sign and canopy lighting may occur in the nighttime 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 minimize dispersion on the site and will not constitute a safety hazard.

c. What existing off-site sources of light or 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:

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

14. TRANSPORTATION

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

A Revised Site Plan Trip Generation Estimate was prepared by Kittelson Associates, dated July 22, 2016. The proposed gasoline station with convenience market and car wash will result in a



Practical expertise. Exceptional results.

222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385

reduction in the net new daily, weekday AM and weekday PM peak trips relative to the approved site plan and no additional analysis is recommended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Odren", is written over a light blue circular stamp.

Michael Odren, R.L.A.
Landscape Architect, Planner