



CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
LAND USE REVIEW

# SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

*Working together. Securing your safety. Protecting your investment.*

## **Purpose of checklist:**

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

## **Instructions for applicants:**

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

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

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

## **Use of checklist for non-project proposals:**

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

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

**A. Background [HELP]**

1. Name of proposed project, if applicable: MAJ Brush Prairie

2. Name of applicant: MAJ

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

|                              |                                       |
|------------------------------|---------------------------------------|
| Applicant: MAJ               | Contact Person: John Floyd, Mackenzie |
| 300 W 15th Street, Suite 200 | 101 E 6th Street, #200                |
| Vancouver, WA 98660          | Vancouver, WA 98660                   |
| 360.823.5120                 | 360.695.7879                          |

4. Date checklist prepared: May 22, 2019

5. Agency requesting checklist: Clark County

6. Proposed timing or schedule (including phasing, if applicable): Upon approval of all required permits, construction will be completed by the end of 2020.

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

N/A. No future additions, expansions or further activity connected with the proposal are anticipated at the time of this application.

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

Archaeological Predetermination Report, dated March 29, 2019

Geotechnical Report, dated April 16, 2019

Level One Hydrogeologic Assessment, dated April 17, 2019

Traffic Impact Study, dated May 21, 2019

Phase I Environmental Site Assessment, Draft dated February 26, 2019

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.

N/A. No other applications pending governmental approval for the property are known.

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

- Clark County Type II Short Plat approval
- Clark County Type II Site Plan Review
- Clark County Boundary Line Adjustment
- Clark County Type I Legal Lot Determination
- Clark County Technical Road Modification (4)
- Clark County Critical Aquifer Recharge Areas Permit (CARA)
- Clark County Building Permit

- Clark County Mechanical Permit
- Clark County Plumbing Permit
- Clark County Electrical Permit
- Clark County Sign Permit
- Clark County Excavation, Fill and Stockpile (Grading) Permit
- Clark County Fire Alarm System Permit
- Clark County – Engineering permits necessary for frontage improvements
- Clark County Public Health Site Review approval
- Clark County Public Health Food Service Establishment Permit
- City of Vancouver Water Service Connection
- Clark Regional Wastewater District Sewer Connection
- Underground Storage Tank (UST) Licenses (WA State Department of Ecology)

11. Give brief, complete description 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 is seeking to construct a 3,000 SF convenience store and fueling station with 8 fueling positions; a 2,000 SF coffee shop with drive-through access; and a 3,800 SF retail building on two (2) existing lots. The proposal also includes all associated landscaping, off-street parking, and site improvements. Following completion of initial site development, a short plat will create one additional lot.

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 applications related to this checklist.

The project site is located at 9914 & 10008 NE 117<sup>th</sup> Avenue, Vancouver, WA. Clark County Assessor's Parcel Numbers: 200124000 and 200091000; SW Quarter, of Section 34, Township 20N, Range 3E, Willamette Meridian. A site plan is also included with this SEPA Environmental Checklist application.

**B. Environmental Elements** [\[HELP\]](#)

**1. Earth** [\[help\]](#)

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)?

The steepest slope on the site is approximately 5-10% and is contained on approximately 18.9% of the project site.

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to the USDA NRCS Web Soil Survey mapping, general soils contained on site include varying well-drained loamy soils. The site primarily contains Sifton gravelly loam (SvA). Per the geotechnical report, dated April 16, 2019, a surficial layer (3-6 inches) of organic-rich topsoil blankets the site, with deposits of silty sand to sandy silt with limited construction debris, up to approximately 8 feet below ground surface (bgs).

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

According to Washington State DNR maps, the site possesses a very low to low liquefaction susceptibility. No surface indication or history of unstable soils are otherwise present in the immediate vicinity of the site.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

In order to surcharge the site and to construct the proposed convenience store, fuel station, coffee shop, and retail building, in addition to proposed site improvements, approximately 3,242.80 cubic yards of cut/fill are proposed. Work will be performed on the entire 2.01 acre site. Fill will come from Washington State Department of Transportation (WSDOT) approved sites.

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

Some erosion typical to construction activity is anticipated. However, the possibility of erosion will be minimized by implementing Best Management Practices (BMPs) as described in the Clark County Stormwater Manual 2015. The project will comply with the erosion control requirements of Clark County Code Chapter 40.386 Stormwater and Erosion Control.

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

Approximately 77.7% of the site (66,002 SF) will be covered with impervious surfaces.

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

To address short-term construction-related erosion, civil construction drawings, which are required to be consistent with the Clark County Stormwater Manual 2015, for County permit approvals will be submitted. Additionally, the site and building will be constructed in accordance with best management practices outlined in the Geotechnical Report.

## 2. Air [help]

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Short term air emissions will result from the use of equipment during construction. Long term air emissions from passenger and delivery vehicles will result from the completed project, however are not

anticipated to result in significant impacts on air quality. The proposed convenience store, retail space, and fueling station are all permitted uses in the Community Commercial (CC) zone.

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

No off-site sources of emissions or odor are anticipated to affect our proposal.

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

The project will employ standard techniques to minimize dust generation during construction, as contained in the Clark County Stormwater Manual 2015. Emissions from passenger and delivery vehicles related to the proposed commercial uses are regulated under U.S. EPA and Washington Department of Licensing emissions standards (Clean Car Law, RCW 46.16A.060).

### 3. **Water** [\[help\]](#)

a. Surface Water: [\[help\]](#)

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 surface water bodies are contained on site. The site is approximately 6.87 miles east of Vancouver Lake and 6.22 miles north of the Columbia River.

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. The project will not require any work over, in, or adjacent to any surface water bodies including year-round and seasonal streams, saltwater, lakes, ponds, or wetlands.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

Indicate the source of fill material.

N/A. No fill and dredge material from surface water or wetlands are proposed to be placed in or removed from the site.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No. No surface water withdrawals or diversions are proposed or anticipated to be needed.

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

No, per FEMA Flood Insurance Rate Map (FIRM) panel no. 53011C0383D.

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

No. The proposal does not involve any discharges of waste materials to surface waters.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the

well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A. No groundwater will be withdrawn from a well for drinking water or other purposes. The site will be served by City of Vancouver water service.

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.

No waste material is proposed to be discharged into the ground. The site will be served by public sewer, and no septic tanks or other sources of waste material discharge into the ground are proposed.

c. Water runoff (including stormwater):

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.

Stormwater runoff from impervious surfaces, including runoff from roof surfaces will be collected and treated on-site in a network of catch basins with a Bayfilter and contained in on-site drywells before infiltration. No detention is required for the site to meet Clark County Stormwater Manual standards.

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

Waste materials could possibly enter ground or surface waters by being spilled from vehicles on-site, though such spills are not anticipated. Bayfilter catch basins will collect stormwater runoff from pollution-generating surfaces.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. All stormwater runoff produced on site will be collected and treated on site, and ultimately infiltrate the ground surface on site. No connection to public stormwater management facilities are proposed.

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

No surface, ground, and runoff water or drainage pattern impacts are anticipated.

4. **Plants** [help]

a. Check the 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
- Orchards, vineyards or other permanent crops.
- 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?  
 No trees currently are contained on site. All existing vegetation will be cleared, and the site will be replanted in accordance with the City's landscaping standards.

c. List threatened and endangered species known to be on or near the site.  
 No threatened and/or endangered species are known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.  
 Proposed landscaping materials have been selected consistent with County standards as contained in the Clark County Code in addition to the Clark County Standards Details Manual. All disturbed landscape areas due to grading, trenching or other reasons will be replaced, repaired, and restored to pre-construction condition, if not required to be landscaped per the County's development standards.

e. List all noxious weeds and invasive species known to be on or near the site.  
 No noxious weeds or invasive species are known to be on or near the site.

**5. Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.  
 No threatened or endangered animal species are known to be on or near the site. The site does not contain any trees, and any existing vegetation on site does not serve as habitat for threatened or endangered animal species, per WA State Department of Fish and Wildlife (WDFW) mapping.

c. Is the site part of a migration route? If so, explain.  
 Yes, the site is part of the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any:  
 N/A. No measures to preserve or enhance wildlife are proposed. No negative impacts to wildlife are anticipated as a result of this proposal.

- e. List any invasive animal species known to be on or near the site.  
No invasive animal species are known to be on or near the site.

**6. Energy and Natural Resources** [\[help\]](#)

- 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.

Natural gas will be used for heating the building. Electricity will be used for all other project energy needs (ex. Lighting, refrigeration, point-of-sale systems, etc.)

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

No impact to potential use of solar energy by adjacent properties is anticipated. All proposed buildings on site will be approximately 20' in height and shall satisfy all required building setbacks per the Clark County Development Code. The site is zoned Community Commercial (CC) which contains no maximum height limit.

- 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:

The plans of this proposal will be designed by a licensed architect to comply with federal and state energy codes, and the plans will be approved by Clark County prior to construction. The project will also implement electricity-saving features such as high-output, low-consumption lighting.

**7. Environmental Health** [\[help\]](#)

- 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, describe.

There is a potential for environmental health hazards related to the operation of the underground storage tanks (USTs) for the proposed 8-VFP fuel station.

- 1) Describe any known or possible contamination at the site from present or past uses.  
There is no known or possible contamination at the site from present (currently vacant) or past uses (since-demolished single-family home).
- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.  
No existing hazardous chemicals or conditions are known that might affect project development and design.
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.  
Petroleum products will be stored in USTs for the proposed 8-VFP fuel station.
- 4) Describe special emergency services that might be required.

No special emergency services are anticipated to be needed as part of this proposal. Emergency services typical of a convenience store, fuel station, coffee shop, and retail building are anticipated to be adequate for the project.

- 5) Proposed measures to reduce or control environmental health hazards, if any:  
Installation and operation of USTs will be consistent with WA State Department of Ecology (ECY) and U.S. Environmental Protection Agency (EPA) guidelines, as required as part of ECY UST license applications, approvals and subsequent inspections.

*b. Noise*

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

N/A. The proposed convenience store, fuel station, coffee shop, and retail building are commercial in nature, and not generally a noise-sensitive use.

- 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.

Short-term construction activity-related noise is anticipated during daylight hours consistent with state and local noise regulations. Long-term noise associated with operation of the fuel station is anticipated. The convenience store and fuel station will operate 24/7.

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

Limited hours for construction activity will be applied and will adequately control noise impacts to be consistent with Chapter 173-60 WAC- Maximum Environmental Noise Levels.

**8. Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently vacant. The site is bounded to the west and north by lots containing single family homes, zoned R1-6 (Single Family Residential). The site is bounded to the east, across from State Route-503 by two lots zoned CC Community Commercial. The property to the south, across from NE 99<sup>th</sup> Street contains a convenience store and associated fuel station, zoned Community Commercial. No impacts to the adjacent properties are anticipated to occur as a result of this proposal. The proposed uses are permitted outright in the CC Community Commercial zone, and all applicable setback and design standards as contained in the Clark County Code will be met.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No. The site does not consist of any agricultural or forest land. The previously existing use on the site was a single-family residence.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and

harvesting? If so, how:

No. The site is not adjacent to any farm or forest land or uses.

c. Describe any structures on the site.

The site is currently vacant.

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

No. The site is currently vacant.

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

The site is currently zoned CC Community Commercial.

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

The site has a Comprehensive Plan designation of C Commercial.

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

The site is not located within the shoreline jurisdiction.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area by the City of Vancouver or Clark County.

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

The proposed convenience store and associated fueling station will employ approximately 10 people. The proposed coffee shop will employ approximately 30 people. No residences are proposed as part of this development.

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

No displacement is anticipated as a result of this proposal. The site is currently vacant as the result of demolition permits issued in 2004 and 2018.

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

No displacement is anticipated as a result of this proposal. The site is currently vacant.

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

The project is a permitted use in the CC zone and will be consistent with all applicable development standards of the Clark County Code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A. No agricultural or forest lands of long-term commercial significance are contained on or near the site.

## 9. **Housing** [\[help\]](#)

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

No residences are proposed.

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

No residences are proposed to be eliminated. The site is currently vacant.

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

No housing impact mitigation measures are proposed. No housing impacts are anticipated as a result of this proposal. No residences are proposed or will be eliminated as a result of this proposal.

#### **10. Aesthetics** [\[help\]](#)

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

All three proposed structures will be approximately 20' in height. The fuel canopy for the 8-pump fuel station will be approximately 18' in height. The principal exterior material of the proposed buildings will be primarily stucco, wood, and masonry.

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

No protected views will be altered or obstructed as a result of this proposal.

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

No aesthetic impacts are anticipated as part of this proposal. The project will be consistent with all applicable standards of the Clark County Code.

#### **11. Light and Glare** [\[help\]](#)

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

On-site lighting includes store interior lighting and building exterior lighting for all three proposed buildings. Lighting under the fuel canopy, store signage lighting, and fuel signage lighting are also proposed. The proposed coffee shop and the retail building (future tenants to be selected) will operate store interior lighting during standard business hours. The proposed convenience store will operate store interior lighting 24/7. All other lighting will only be utilized from dusk to dawn.

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

No glare from the project is anticipated to be a safety hazard or interfere with views. All lighting proposed will be consistent with all applicable development standards contained in the Clark County Code.

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

No off-site sources of light or glare are anticipated to affect this proposal. The proposed convenience store, fuel station, coffee shop, and retail building are commercial uses in nature and are not light sensitive.

- d. Proposed measures to reduce or control light and glare impacts, if any:  
No light and glare impacts are anticipated as a result of this proposal. Exterior lighting will be illuminated to a level as allowable per the Clark County Code. Downward fuel canopy lighting will be shielded.

## **12. Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
There are no designated and informal recreational opportunities in the immediate vicinity. The closest parks include Dogwood Neighborhood Park and Orchard Highlands Neighborhood Park, approximately 0.25 miles northeast and 0.31 miles southwest of the project site respectively.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No recreational uses will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
No recreation impacts are anticipated. No residences are proposed as part of this development, and no recreational uses will be displaced.

## **13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
No, as previously noted the site does not contain any structures as the result of demolition permits issued by Clark County in 2004 and 2018. Per the WA State Department of Archaeology and Historic Preservation (DAHP)'s WISAARD mapping system, the previously existing buildings on site were determined not eligible. An archaeological predetermination conducted in 2019 for the project site concluded that the site was not eligible for listing in the national register of historic places.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
Per the DAHP's WISAARD mapping system and geotechnical site exploration, no landmarks, features, material evidence, artifacts, or other evidence of Indian or historic use or occupation has been identified, although the site is identified by the DAHP as High Risk for environmental factors with archaeological resources results. An archaeological predetermination survey was conducted on the project site, the findings of which determined no further archaeological resource investigations were recommended.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
In addition to DAHP WISAARD mapping and geotechnical site exploration, historic land surveys do not indicate that the site was in the immediate vicinity of any waterway, where the potential for

Indian resources is typically much higher. This SEPA Environmental Checklist will also be distributed to the DAHP and to tribes.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event that human remains, or unanticipated archaeological or historical resources are encountered during future activities at this location, all ground-disturbing activity in the vicinity of the find should be halted, and both Clark County Planning and the DAHP shall be notified immediately.

#### **14. Transportation** [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

-The site contains frontage on NE 99<sup>th</sup> Street to the south and NE 1-17<sup>th</sup> Ave (State Route 503) to the east. Access to the site will be provided via a right-in/right-out only driveway on NE 117<sup>th</sup> Avenue, and an unrestricted turn-in/right-out only driveway on NE 99<sup>th</sup> Street. The proposed access configuration is shown on the site plan attached to this checklist.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes, a public transit stop is located across the street along the site's frontage on State Route 503 to the east. Clark County transit (C-TRAN) transit route 7 traveling northbound utilizes the bus stop.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The site is currently vacant and contains no parking spaces. No parking spaces are proposed for removal. The proposed development will construct a total of 43 new parking spaces, including 3 ADA accessible parking spaces.

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

Approximately 1,048 SF of the site will be dedicated as public right-of-way.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The proposed development does not utilize nor is within the vicinity of any water, rail, or air transportation systems.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The proposed development is anticipated to generate 304 AM peak hour trips, 249 PM peak hour trips, and 3,657 external daily trips. Peak volumes will occur in the AM, and less than 5% of peak trips are anticipated to be truck traffic. Trip generation estimates were prepared using the *ITE Trip Generation Manual 10<sup>th</sup> Edition*, with ITE Land Use Codes: 820 "Shopping Center"; 853 "Convenience Market with Gasoline Pumps"; and 937 "Coffee/Donut Shop with Drive-Through Window", were utilized to estimate total trips.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No. The site is not in the vicinity of agricultural or forest lands, nor in the vicinity of roads or streets used primarily for agricultural or forest product transport.

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

A transportation impact fee will be provided as required to be assessed as part of County permit applications and approvals.

**15. Public Services** [help]

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

No increased need for public services is anticipated based on the proposed use. The proposed convenience store and associated fuel station, coffee shop, and retail building are permitted uses in the CC zone and will be developed in accordance with all applicable County standards. Emergency services provided by fire and police protection are only to be utilized as needed. Additionally, no residences are proposed as part of this development. Public transit, healthcare, and school services, etc. are not anticipated to be needed based on the proposed use.

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

No impacts on public service are anticipated, as the project will be developed to County standards and all applicable impact fees will be paid.

**16. Utilities** [help]

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_

c. 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.

Water: Clark Public Utilities; Sewer: Clark Regional Wastewater District; Electricity: Clark Public Utilities; Natural Gas: NW Natural Gas

**C. Signature** [HELP]

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: \_\_\_\_\_

Name of signer Mike Jenkins \_\_\_\_\_

Position and Agency/Organization MAJ Place BP, LLC \_\_\_\_\_