



Elements –that do not contribute meaningfully to the analysis of the proposal.

**A. BACKGROUND** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**Response:** MAJ Hearthwood

2. Name of applicant: [\[help\]](#)

**Response:** Mike Jenkins, MAJ Hearthwood LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Response:**

Mike Jenkins, MAJ Hearthwood LLC  
300 W 15<sup>th</sup> Street., Suite 200, Vancouver, WA 98660 US  
Phone: 360-823-5102  
Email: [mikej@majdevelopment.com](mailto:mikej@majdevelopment.com)

John Floyd, Mackenzie  
101 E 6<sup>th</sup> Street, #200  
Vancouver, WA 98660  
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4. Date checklist prepared: [\[help\]](#)

**Response:** March 10, 2020

5. Agency requesting checklist: [\[help\]](#)

**Response:** City of Vancouver

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**Response:** Construction beginning upon approval of all permits, likely summer 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. [\[help\]](#)

**Response:** There are no plans for future addition, expansion, or further activity related to this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**Response:** Please refer to the following exhibits associated within the City of Vancouver's Preliminary Site Plan Review submittal materials.  
Stormwater Technical Information Report, Mackenzie, March 2020  
Geotechnical Report, Geo Consultants Northwest, February 5, 2020  
Technical Road Modification, Mackenzie, February 26, 2020  
Trip Generation and Distribution Letter, Mackenzie, February 25, 2020

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. [\[help\]](#)

**Response:** No other permits for the proposed development are active or would affect the property covered by the proposal.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

**Response:**

- City of Vancouver: Preliminary Site Plan Review, Preliminary and Final Short Plat review, Landscaping Adjustment, Road Modifications, Civil Engineering Application and Plan Approval, Demolition Permit, Building Permit Mechanical Permit, Plumbing Permit, Sign Permit, Right of Way permit.
- Washington State Department of Labor & Industries: Electrical Permit
- Clark Public Utilities: Electrical Permit to underground power lines
- Washington State Department of Ecology: Underground Storage Tank (UTS) License(s) and NPDES permits.
- Clark County Public Health: Food Establishment Plan Review/Permit

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.) [\[help\]](#)

**Response:** An approximately 4,100 SF, one-story convenience store with an 8-vehicle fueling position (VFP) fuel station on Lot 1 and an approximately 3,500 SF retail space, with an unidentified tenant, on Lot 2 is proposed. New paving will be added to the existing graveled, paved, and developed area, including asphaltic concrete drive aisles and parking stalls, as well as a cement concrete pad for the fueling area. Impervious surfaces will cover roughly 85% of the site; the remaining 15% of the site will be covered in the landscape area. Access will be provided from two driveways; one from Southeast Mill Plain Boulevard and one from SE Hearthwood Boulevard, both with shared access easements for the proposed two lots. A vegetarian clinic currently exists on the eastern half of the property and will be removed in conjunction within this proposal.

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. [\[help\]](#)

**Response:** The approximate one-acre project site is located at 14516 SE Mill Plain Boulevard in Vancouver, WA on identified tax lot 167644000. A site plan of the proposed development is included with the City's Preliminary Site Plan Review Application.

## **B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

### **1. Earth**

- a. General description of the site [\[help\]](#)  
(circle one): (Flat) rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

**Response:** As shown on the grading plan (C1.20), the site grades are nearly flat with some grading completed for the existing development to facilitate stormwater drainage on the eastern portions of the property. The average slopes on site range from approximately 0-2%.

- 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. [\[help\]](#)

**Response:** Previous geotechnical explorations (GEO Consultants Northwest, 2020) generally encountered medium dense to dense native sand with gravel and trace silt in all borings from the ground surface to the extent of the borings at 21.5 feet. The site is wholly located within the City of Vancouver and is neither zoned nor designated as agricultural land. The site is zoned Community Commercial (CC) and is intended for commercial development.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**Response:** There is no indication or history of unstable soils in the immediate vicinity and the site is mapped as having a “very low” susceptibility to liquefaction in Washington DNR’s Open File Report 2004-20 entitled 'Liquefaction Susceptibility and Site Class Maps of Washington State, By County' (2004).

- 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. [\[help\]](#)

**Response:** Mass grading at the site was completed in conjunction with the construction of the Veterinarian clinic, the time of construction is estimated to be 1971 based on Clark County Building Permit records. Approximately 452 CY of cut/fill (mainly fill) is proposed. It is anticipated that onsite soil will be reused due to the rounded nature of the soil. Imported granular materials will be used as structural fill on site.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

**Response:** Erosion could occur as a result of tree removal, the demolition of the existing building, and improvements. Depending on the methods used, considerable disturbance and loosening of the subgrade could occur during stripping.

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

**Response:** Approximately 82% of the site will be covered with impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**Response:** To address short-term construction related erosion, sheet C1.40 has been included in civil construction drawings, which are required to be consistent with the 2018 Clark County Surface Water Design Manual and the 2018 Clark County Stormwater Pollution Prevention Manual for City permit approvals.

## 2. Air

- 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. [\[help\]](#)

**Response:** Short-term impacts on air quality, such as increase in suspended particulate levels, are anticipated during construction activity through vehicle exhaust. Long-term increases in vehicle exhaust are typical of a convenience store and fuel station and are regulated by federal and state vehicle emissions standards for air quality.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**Response:** The project site is in proximity to the major arterial, SE Mill Plain Boulevard, with existing vehicle exhaust and vehicle emissions. However, the boulevard is not expected to affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**Response:** Short-term construction-related impacts to air quality will be addressed by consistency with dust and emissions control measures per the City of Vancouver Development Guidelines for Public Works Standards. Long-term emissions will be consistent with limits set by Washington State and local air quality authorities.

### 3. Water

- 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. [\[help\]](#)

**Response:** No surface water features were identified within ¼ of a mile of the project site, per Clark County GIS data.

- 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. [\[help\]](#)

**Response:** The site is not within 200' of any of the described waters, above.

- 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. [\[help\]](#)

**Response:** The site is not within 200' of any surface water or wetlands. No fill or dredged material would be placed in or removed from surface water or wetland as part of this proposal. Stormwater will be conveyed to the public storm line in the public right-of-way and directed toward to the City's water treatment facility.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

**Response:** No, the project will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

**Response:** The project site does not lie within or near a 100-year floodplain.

- 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. [\[help\]](#)

**Response:** No, the proposal does not involve discharges of waste materials to surface waters.

## b. Ground Water:

- 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. [\[help\]](#)

**Response:** No groundwater will be withdrawn with this project, nor water discharge to groundwater. The site is served by the City of Vancouver water system.

- 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. [\[help\]](#)

**Response:** No discharges of waste materials into the ground are proposed. The site is served by the City of Vancouver sewer.

## 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. [\[help\]](#)

**Response:** The proposed development will produce stormwater runoff. Runoff will be directed to two drywells, please refer to the stormwater plan (C1.31). No stormwater runoff will flow into other waters adjacent to the site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

**Response:** It is possible that waste materials resulting from accidental spills or vehicle traffic could enter ground or surface waters. To minimize the possibility of this occurring, the project will implement all required measures and techniques to minimize the possibility. These measures include: Stormwater will be conveyed to the two drywells connected by an infiltration trench. Sanitary sewer catch basins will collect stormwater runoff under the fuel canopy and under the trash enclosure. The applicant will prepare an emergency spill response and clean-up plan and have designated trained persons available on call, to promptly and properly implement the plan and immediately clean up after spills. Further, suitable cleanup materials, such as dry absorbent materials, will be kept on-site to allow prompt cleanup of a spill.

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

**Response:** No, the proposal will not affect drainage patterns in the vicinity of the site. The existing veterinarian clinic will be removed and replaced with the proposed 7-Eleven convince store and fuel stations. The western portion of the lot is currently vacant and will become a general retail building with the proposed development.

- 4) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

**Response:** Stormwater on site will utilize two drywells, an undersurface infiltration trench, and catch basins for collection of surface and roof drain water on site. Water quality treatment will occur in the catch basins to ensure that only clean water is being diverted back into the hydrologic system. A Construction Stormwater Pollution Prevention Plan (SWPPP) is required and has been prepared for site development.

#### 4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

**Response:** The site will be completely cleared and graded for the proposed development.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**Response:** A review of Clark County Maps Online and Washington Department of Fish and Wildlife's "PHS on the Web" portal did not indicate the presence of listed or endangered species on or near the project site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**Response:** The subject site will be completely cleared and graded prior to development. Proposed landscaping materials have been selected consistent with City standards (see landscape plans submitted with this application for details).

- e. List all noxious weeds and invasive species known to be on or near the site.

**Response:** There are no known noxious weeds and invasive species known to be on or near the site.

#### 5. Animals

- 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: [\[help\]](#)

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

**Response:** Other than songbirds, no other animal or bird species have been observed on or near the site.

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**Response:** No threatened or endangered species are known to be on or near the site. Per the Clark County *Environmental Maps Online* application, no priority habitats or any other fish and wildlife habitats are known to be on or near the site.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Response:** Yes, the site is within the Pacific Flyway.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**Response:** No measures to preserve or enhance wildlife are proposed. The project will comply with applicable design standards and all applicable state, federal, and local regulations for wildlife protection.

e. List any invasive animal species known to be on or near the site.

**Response:** No invasive animal species are known to be on or near the site.

## 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. [\[help\]](#)

**Response:** 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. [\[help\]](#)

**Response:** The project is not anticipated to affect the potential use of solar energy by adjacent properties. The structure has been designed to meet all required minimum setback and height limits. The convenience store and the proposed retail building will be approximately 21 feet in height.

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: [\[help\]](#)

**Response:** The project will be consistent with the energy conservation measures required by current building codes, including proper insulation and ventilation, and by the WA State Energy Code, as required as part of the City's permit applications and approvals. The project will also implement electricity-saving features such as high-output, low consumption lighting.

## 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, describe. [\[help\]](#)

**Response:** Yes, there is a potential for hazards related to the operation of the underground tanks (USTs) and proposed 8-VFP fuel station. The risk will be minimized through compliance with applicable regulations and operations requirements for this type of use.

1) Describe any known or possible contamination at the site from present or past uses.

**Response:** The eastern half of the site is currently occupied by a veterinarian clinic and parking lot while the western half of the site is vacant and used seasonally as a Christmas tree lot. No contamination is known to exist on site from present or past uses.

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.

**Response:** There are no known existing hazardous chemicals or conditions on-site or in the project vicinity that would affect the proposed development or 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.

**Response:** Petroleum products will be stored in USTs for the proposed 8-VFP fuel station. Petroleum product releases from the site, though unlikely, could include surface releases occurring either during tank filling operations or daily fueling operations and possible releases from the USTs to groundwater. The risk of surface water contamination from a potential surface release at the site is relatively low if the appropriate BMPs and internal SOPs of the fuel purveyor are followed. In general, the relevant BMPs involve designing the fueling area to contain spills, covering storm drains during tank filling, and preparing an emergency spill response plan and training staff that can implement the plan.

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

**Response:** No special emergency services are anticipated to be required. Emergency services typical to convenience store, fuel station, and retail stores uses are anticipated to be adequate for serving the project.

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

**Response:** Installation and operation of USTs will be consistent with WA State Department of Ecology (WSDE) and U.S. Environmental Protection Agency (EPA) guidelines, as required as part of WSDE UST license applications, approvals and subsequent inspections. Groundwater monitoring will be installed within the UST backfill for future monitoring, if needed.

#### b. Noise

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

**Response:** The proposed convenience store, fuel station, and retail building is surrounded by uses generally commercial in nature and is in proximity to Mill Plain Boulevard a major arterial roadway within the City of Vancouver and is not anticipated to be impacted by nearby noise levels. Further, the proposed convenience store is also commercial in nature and not generally 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. [\[help\]](#)

**Response:** Short-term construction activity-related noise is anticipated during daylight hours, consistent with state and local noise regulations. Long-term noise associated with the operations of the fuel station is anticipated. The convenience store and fuel station will operate 24/7 while the retail use will may also operate 24 hours a day, depending on the tenant located in the building.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**Response:** Limited hours for construction activity will be applied and will adequately control noise impacts to be consistent with [VMC 20.935 – Off-Site Impacts ].

## 8. Land and shoreline use

- 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. [\[help\]](#)

**Response:** The eastern portion of the site is currently used as a veterinarian clinic while the western portion of the site is currently graveled, vacant, and used seasonally as a Christmas tree lot. The development of the subject site will not affect current land uses, as

the site is zoned for commercial development, and will not impact nearby or adjacent properties.

- 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? [\[help\]](#)

**Response:** No, the site does not currently consist of any agricultural or forest land.

- 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:

**Response:** No, the site is not immediately adjacent to any farm or forest land/uses.

- c. Describe any structures on the site. [\[help\]](#)

**Response:** The subject site was developed with a 2,000 square foot, single-story, slab-on-grade veterinarian clinic. This structure will be demolished in conjunction with the proposed development.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

**Response:** The existing veterinarian clinic and parking lot will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

**Response:** The site is zoned Community Commercial (CC) by the City of Vancouver, Washington.

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**Response:** The current comprehensive plan designation of the site is Commercial (COM).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**Response:** 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. [\[help\]](#)

**Response:** Yes, the site has been identified within the Critical Aquifer Recharge Area within the City of Vancouver. The proposed project has been designed to meet the Vancouver Municipal Code Chapter 14.26 Water Resource Protection to limit the impact to the resource.

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

**Response:** Approximately 10 people will work at the completed convenience store and fuel station. The future tenant of the retail space is currently unknown but will meet the designated development regulations of the Community Commercial zone and will be required to gain approval from the City of Vancouver through a tenant improvement project review. No residences are proposed.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

**Response:** The veterinarian office is no longer in operation, and the other half of the site is currently vacant. The proposed project will not displace any people.

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

**Response:** No displacement is proposed.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

**Response:** The project is a permitted use in the Community Commercial zone and will be consistent with the applicable development standards of the Vancouver Municipal Code. This proposal is reviewed by the City of Vancouver through a Site plan review which verifies compliance with adopted development, construction, zoning, and land use regulations.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

**Response:** No agricultural or forest lands of long-term commercial significance are contained on or adjacent to the project site.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**Response:** No residences are proposed with the project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

**Response:** A veterinarian clinic currently exist on the property and there are no housing units that will be removed as a result of this project.

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

**Response:** No housing impact or mitigation measures are proposed. No housing impacts are anticipated as a result of this proposal.

## 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? [\[help\]](#)

**Response:** The proposed convenience store will measure approximately 21 feet from the finished floor to roof ridge. The primary exterior building materials include masonry veneer and stucco. The retail store measures approximately 21 feet from finished floor and includes masonry veneer and stucco as the primary exterior finishes.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

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

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**Response:** No aesthetic impacts are anticipated as part of this proposal. The project will be consistent with all applicable standards of the Vancouver Development Code.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**Response:** On-site lighting includes the proposed convenience store interior lighting, building exterior lighting, lighting under the fuel canopy, store signage lighting, and fuel signage lighting. With the exception of store interior lighting which will occur 24/7, all other

lighting will only be utilized from dusk to dawn. While the proposed retail building will include store interior lighting, building exterior lighting, and retail building signage.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**Response:** No glare from the project is anticipated to be safety hazard or interfere with views. All lighting proposed will be consistent with all applicable development standards contained in the Vancouver Development Code.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**Response:** Existing and proposed street lighting, vehicle headlights on adjacent streets, major arterial lighting from Mill Plain Boulevard roadway will be observed adjacent to the site. The proposed convenience store and associated fuel station is a commercial use in nature and is not light-sensitive.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**Response:** No light and glare impacts are anticipated as a result of this proposal. Exterior lighting will be shielded or illuminated to a level as allowable per the Vancouver Development Code. Down facing fuel canopy lighting will be shielded from producing off-site glare impacts.

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**Response:** Two parks currently existing within the immediate vicinity to the project site, Gretchen Fraser Neighborhood Park is located approximately 0.3 miles away and Hearthwood Park is located roughly 0.50 miles away from the project site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**Response:** No, the proposed project will not displace designated and informal recreation opportunities in the immediate vicinity. The closest parks, Gretchen Fraser Neighborhood Park and Hearthwood Park is approximately 0.3 and 0.5 miles away.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**Response:** The proposed project will not reduce or impact recreational opportunities. The project is located within the Community Commercial zone and permitted outright by the Vancouver municipal code. No measures are proposed.

## 13. Historic and cultural preservation

- 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 located on or near the site? If so, specifically describe. [\[help\]](#)

**Response:** No, there are no structures listed or eligible for the national, state, or local preservation registers on or within the immediate vicinity of the site.

- 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. [\[help\]](#)

**Response:** No, there are no landmarks, features, or other evidence of Indian or historic use or occupation.

- 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. [\[help\]](#)

**Response:** The site is mapped as having a low archaeological probability in the City of Vancouver's Archaeological predictive model. Through this SEPA process, tribes and the Department of Archaeological and Historic Preservation are able to provide a review and comment on this proposal. No additional analysis was prepared for cultural or historic resources for this application.

- 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.

**Response:** There are no historic or cultural preservation measures proposed as part of this application, as no impacts are identified or anticipated at this time.

#### 14. Transportation

- 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.

**Response:** The development proposal is located at 14516 SE Mill Plain Boulevard in Vancouver, WA. Access to the new development is proposed via two approved driveway locations, one on SE Hearthwood Boulevard and SE Mill Plain Boulevard.

- 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? [\[help\]](#)

**Response:** The site and geographic area is currently served by a public bus line 37 provided by C-Tran.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

**Response:** The completed project will include 30 total parking spaces: 28 standard parking spaces and 2 ADA spaces. The project will eliminate the existing parking lot for the veterinarian clinic.

- 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). [\[help\]](#)

**Response:** Right-of-way dedication and frontage construction, which includes required street lighting, improved sidewalk, and curbs, have been completed prior this development proposal. However, a right-of-way permit will be obtained to relocate the existing driveways along SE Mill Plain Boulevards and SE Hearthwood Boulevard to accommodate the proposed convenience store, fuel pumps, and retail building.

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

**Response:** No, the project will not utilize water, rail, or air modes of transportation.

- 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? [\[help\]](#)

**Response:** Per the Trip Generation and Distribution Letter, Primary trip generation estimates for the proposed uses were prepared using data for ITE's "Shopping Center" (LUC 820) and "Convenience Market with Gasoline Pumps" (LUC 853) land uses. Pass-by data for the "Shopping Center" (LUC 820) use is only available for the PM peak hour. Therefore, the PM peak hour pass-by rate of 34% was applied to the AM and daily trip estimates as well. A 63% pass-by rate is available for all time periods for the "Convenience Market with Gasoline Pumps" (LUC 853) use as presented in ITE's Trip Generation Handbook, 3rd Edition Errata dated February 6, 2018. Thus, the proposed uses are estimated to generate 169 AM peak hour, 229 PM peak hour, and 2,712 daily external trips. Of those trips, 61 AM peak hour, 97 PM peak hour, and 1,040 daily trips will be new, or primary, trips. It is assumed that vehicular trips will be primarily Single-passenger vehicles.

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.

**Response:** No, the proposal will not interfere with or be affected by the movement of agricultural and forest products on streets adjacent to the development.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

**Response:** A Transportation impact fee will be provided as required to be assessed as part of the City permit application and approvals. No additional mitigation measures were identified by the Traffic Impact Analysis as necessary to control for transportation impacts.

## 15. Public Services

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. [\[help\]](#)

**Response:** The project will utilize existing emergency services (fire, police, etc.) and will thereby have an increased need for these services at the development site. The proposed convenience store, associated fuel station, and retail building are a permitted use in the Community Commercial zone and will be developed in accordance with all applicable City of Vancouver standards. The proposed use is commercial in nature, and there are typically between 8-12 employees operating the convenience store and fueling station, on a rotational shift. The tenant of the proposed retail building will abide by the permitted uses allowed within the Community Commercial zone as will be verified through a tenant improvement review by the City of Vancouver. Additionally, no residences are proposed as part of this development.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

**Response:** The resulting uses will contribute to the local and state tax base to offset costs of public services. The project will be developed to City standards and all applicable impact fees will be paid.

## 16. Utilities

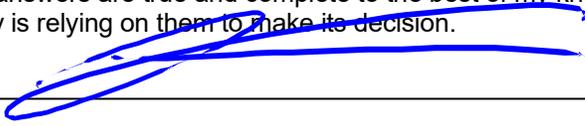
a. Circle utilities currently available at the site: [\[help\]](#)  
~~electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other \_\_\_\_\_~~

- 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. [\[help\]](#)

**Response:** The project will utilize electricity, natural gas, water, refuse service, telephone, sanity sewer, and stormwater mains in order to support the proposed 7-Eleven and fueling operation.

**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 signee: John Floyd, Mackenzie \_\_\_\_\_

Position and Agency/Organization: Planner, Mackenzie \_\_\_\_\_

Date Submitted: April 21, 2020 \_\_\_\_\_