

## Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance** (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Date of this notice: January 30, 2018**

**Closing date for public comments: February 15, 2018**

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:** The Barn at Fargher Lake

**Case Number:** PSR2017-00064; SEP2017-00128; BLA2017-00066; EVR2017-00124

**Request:** The applicant requests site plan approval for a 9,048sf event facility (to be located within a converted barn), and a new 6,000sf mixed use building to contain a café/bakery, bistro, and apartment. The subject site is zoned CR-2 and is comprised of three (3) separate parcels totaling approximately 1.94 acres.

Revised 7/9/13



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: (360) 397-2375 Fax: (360) 397-2011  
[www.clark.wa.gov/development](http://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](mailto:ADA@clark.wa.gov)



**Application Filing date:** December 27, 2017  
**Fully Complete date:** January 5, 2018

### Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Public Comment Deadline:** February 15, 2018

**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, Planner II  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**Email:** amy.wooten@clark.wa.gov

### SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance:** The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

**Responsible Official:** Marty Snell, Community Development Director

### Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas

- Applications and handouts for each type of land use permit

## Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

## SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

## Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

**Distribution**

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies:	U.S. Army Corps of Engineers - Enforcement Division
Tribes:	Cowlitz Indian Tribe Yakama Nation Chinook Tribe
State Agencies:	Department of Natural Resources (S.W. Region) Department of Ecology Department of Fish and Wildlife Department of Transportation
Regional Agencies:	Fort Vancouver Regional Library Southwest Clean Air Agency Vancouver-Clark Parks & Recreation
Local Agencies:	Clark County Community Development Land Use Review Fire Marshal's Office Clark County Public Health Clark County Public Works Development Engineering Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
The Media	The Columbian The Oregonian The Reflector Vancouver Business Journal The Post Record
Other:	Applicant Clark County Neighbors Clark County Natural Resources Council Clark County Citizens United C-Tran Neighborhood Association

**Additional attachment for agencies:**

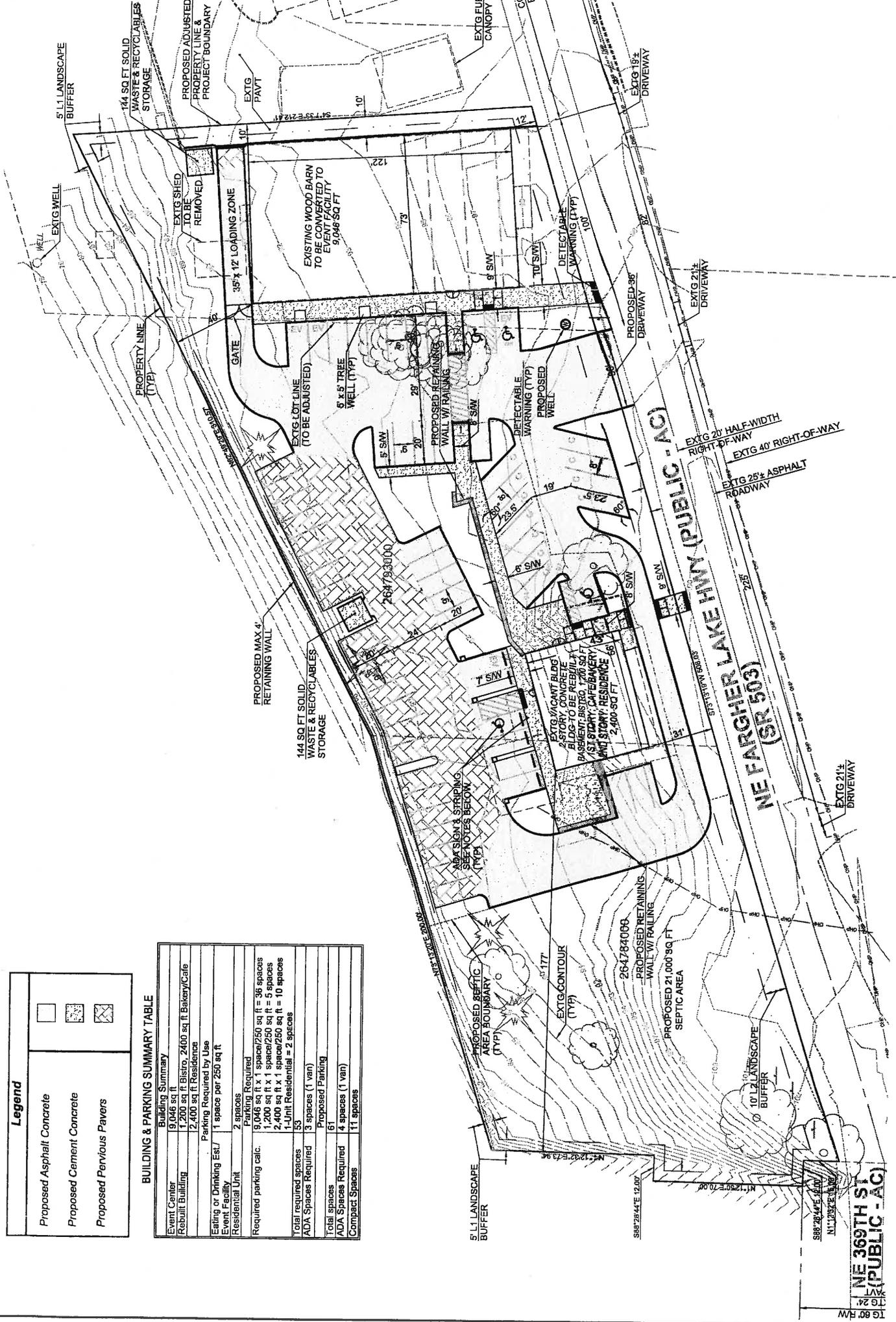
- SEPA checklist



Legend	
Proposed Asphalt Concrete	
Proposed Cement Concrete	
Proposed PerVIOUS Pavers	

**BUILDING & PARKING SUMMARY TABLE**

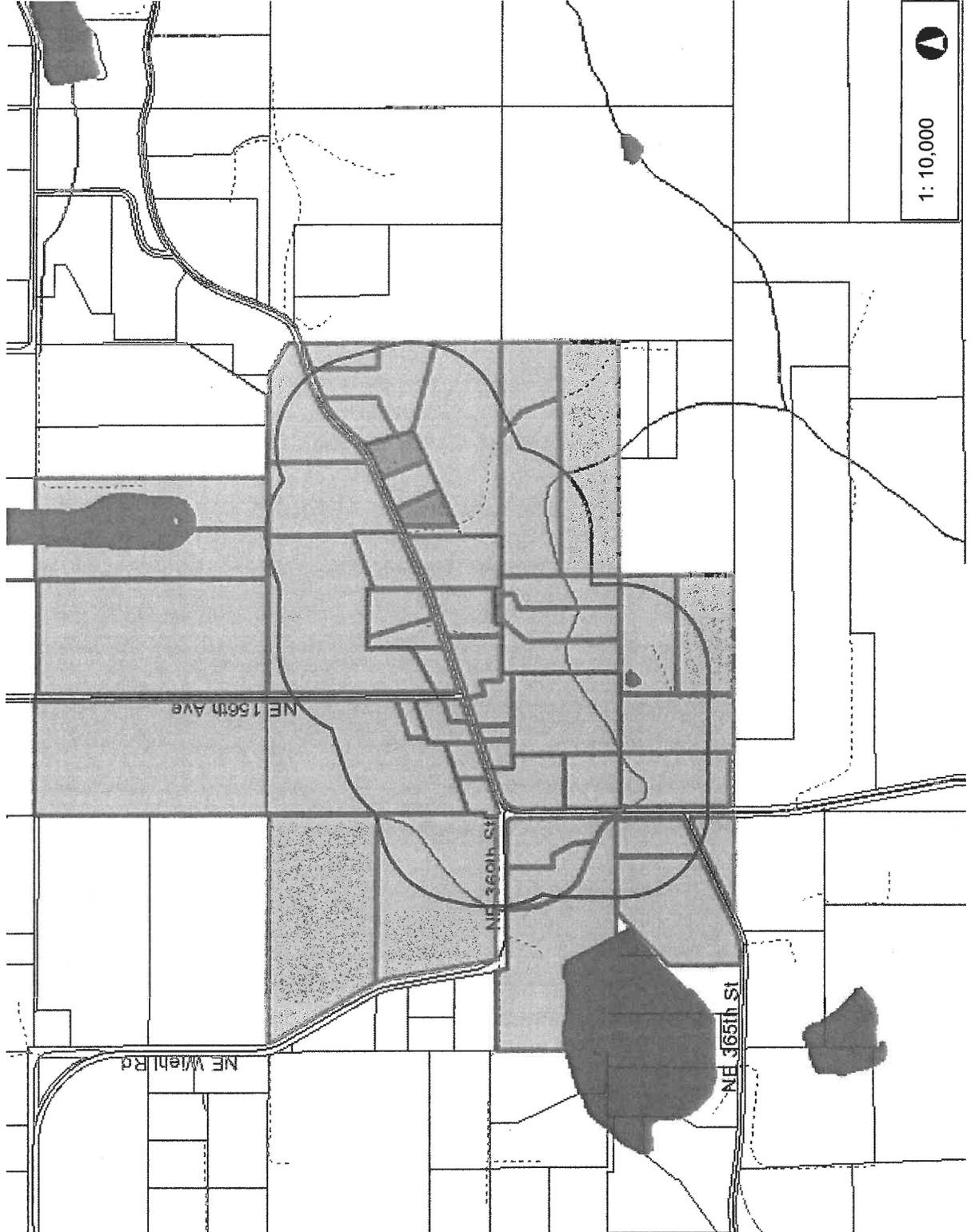
Building Summary	
Event Center	9,046 sq. ft.
Rebuild Building	1,200 sq. ft. Bistro, 2400 sq. ft. Bakery/Cafe
Parking Required by Use	2,400 sq. ft. Residence
Eating or Drinking Est./Event Facility	1 space per 250 sq. ft.
Residential Unit	2 spaces
Parking Required	6 spaces
Required parking calc.	9,046 sq. ft. x 1 space/250 sq. ft. = 36 spaces
	1,200 sq. ft. x 1 space/250 sq. ft. = 5 spaces
	2,400 sq. ft. x 1 space/250 sq. ft. = 10 spaces
	1 Unit Residential = 2 spaces
Total required spaces	53
ADA Spaces Required	3 spaces (1 van)
Total spaces	61
ADA Spaces Required	4 spaces (1 van)
Compact Spaces	11 spaces



NE 369TH ST  
(PUBLIC - AC)

NE FARGHER LAKE HWY  
(PUBLIC - AC)  
(SR 503)

# The Barn at Fargher Lake 500' List



1: 10,000

1,666.7 0 833.33 1,666.7 Feet

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>



### Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

### Notes:

Parcels within 500 foot radius of the project.

# SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

## 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.

Revised 9/1/11



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Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**A. Background**

1. Name of proposed project, if applicable:

*The Barn at Fargher Lake*

2. Name of applicant:

*William Doty*

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

*Applicant Contact: William Doty  
15518 NE Fargher Lake Hwy, Yacolt, WA 98675; (360)263-4464*

4. Date checklist prepared:

*December 18, 2017*

5. Agency requesting checklist:

*Clark County, Washington*

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

*Construction will likely proceed as soon as all required permits are obtained in the summer of 2018 or shortly thereafter, pending successful permitting and funding of the project improvements.*

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

*No.*

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

*Applied Archaeological Research, Inc. prepared an archaeological predetermination which concluded that no further survey is necessary. Earth Engineering, Inc. completed a geotechnical investigation of the site's soils.*

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

*There are no known government permits pending approval that will affect this proposal.*

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

*Preliminary and final site plan approval, final engineering construction drawing approval, SEPA determination, grading permit, and building permits from Clark County.*

Agency use only

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

*The Applicant is proposing to redevelop a site zoned CR-2. The site contains an existing barn that will be renovated into an event center with a floor area of approximately 9,046 square feet. The site also contains another 2-story building that will be removed and rebuilt as a multi-use facility. The basement will be a 1,200 sq ft bistro. The main floor will be a 2,400 sq ft café/bakery and the top floor will be a residence with the same footprint. Drive aisles, parking spaces, sidewalks, landscaping, septic system installation, and well system installation will occur in association with this project.*

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

*The project is located on the north side of NE Fargher Lake Hwy, approximately 130 feet west of the intersection of NE 156th Avenue and NE Fargher Lake Hwy. The project consists of three parcels, identified as Assessor's Serial No. 264851000, 264793000, & 264784000, located in the NW ¼, of Sec 25, T5N, R2E of the Willamette Meridian, Clark County, Washington. A site plan, vicinity map, and topographic map have been submitted with the site plan application.*

## B. Environmental Elements

### 1. Earth

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

*The site is hilly, sloping down from south to north.*

- b. What is the steepest slope on the site and the approximate percentage of the slope?

*Steepest slopes on the site appear to be approximately 25% in the area of the site being developed. Average slopes across the site are approximately 8-10%.*

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

Agency use only

*Site soils are mapped by the Natural Resource Conservation Service as Olympic clay loam closest to NE Fargher Lake Hwy with Cinebar Stony silt loam on the northernmost part of the site. The geotechnical analysis of the site found soils generally consistent with that mapping. The NRCS classifies the Olympic soils as prime farmland, the Cinebar soils as not prime farmland. Review of historic aerial photos dating to 1955 does not indicate any previous farming on the site.*

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

*No.*

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

*Some site grading will be necessary to provide finished site elevations that allow for vehicular travel, proper surface drainage, and the installation of utilities and stormwater facilities. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible, but it is likely that some import of structural fill will be necessary based on current site grades, surrounding topography, and approximate design elevations. The source of fill that might be imported to the site is unknown although it will include crushed gravel, asphalt and concrete. Exact excavation and fill quantities are not known at this time but are anticipated to be less than 5,000 cubic yards of each.*

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

*Yes, unprotected areas could erode. However, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.*

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

*Approximately 55%.*

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

*Design and implementation of an erosion control plan will take place prior to construction. For construction areas draining toward adjacent properties, silt fence will be installed to protect the downslope areas. Any stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized*

*as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.*

Agency use only

## 2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

*Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles accessing and leaving the site will occur. Quantities of emissions are unknown.*

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

*No.*

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

*Water trucks will be used to control dust during construction should it become necessary. Presumably the construction equipment will be required to comply with modern emissions regulations.*

## 3. Water

- a. Surface:

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

*There is a manmade stormwater detention pond to the northeast of the property approximately 120' from the northeast corner of the barn. This pond does not outlet into any stream or river. Rock Creek follows a circuitous route wrapping around the southwest, west, and northwest parts of the site. At its closest point, it sits about 300' northwest of the northwest corner of the property. A large, pond identified as Fargher Pond on the USGS Quadrangle map for the area lies approximately 900' southwest of the southwest corner of the property.*

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

Agency use only

*A small amount of construction may occur within 200 feet of the stormwater facility but no work will occur within 200 feet of the other water bodies listed 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.

*None.*

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

*No.*

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

*No.*

- 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.*

b. Ground:

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

*A well will be installed to serve the site with potable water. Septic systems will also be installed.*

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

*Sewage from both buildings will be discharged through septic systems. Amounts of sewage the project will generate are currently unknown.*

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Agency use only

*Stormwater runoff from the site will increase as a result of the construction of the building, paved parking, vehicle circulation areas and pedestrian circulation areas. It is expected that runoff from the existing-to-be-rebuilt commercial building along with the runoff from the other additional hard surfaces will be conveyed to a permeable paver section in the northern portion of the site where it will infiltrate fully.*

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

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction.*

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

*See above responses related to stormwater management for site runoff.*

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#### 4. Plants

- a. Check or circle types of vegetation found on the site
- Deciduous tree: alder, maple, aspen, other: unknown deciduous trees
  - Evergreen tree: fir, cedar, pine, other
  - Shrubs
  - Grass
  - Pasture
  - Crop or grain
  - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - Water plants: water lily, eelgrass, milfoil, other
  - Other types of vegetation:

*Site vegetation is limited to pasture grasses over the vast majority of the site along with a few trees scattered about. The trees include a few maple and Douglas fir trees and a cedar tree near the barn as well as several other deciduous trees of unknown species.*

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

*Essentially all vegetation will be removed in the area of proposed development.*

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

Agency use only

*None known.*

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

*Landscaping and trees will be provided as required by Clark County Code. The County requires 15% of the area to be landscaping. The requirement is met as the applicant is proposing approximately 55% hard surfacing on the site with the remainder being vegetated. Along the southern property line, there will be a 10' L2 landscape buffer. The north and west property lines are required to have a 5' L2 landscape buffer. Proposed shrubs, trees, and groundcover in the landscape areas internal to the site and along the site perimeter can be found on the landscape plan submitted as part of the Site Plan application package.*

## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: hawk, heron, eagle, songbirds, other; ducks, geese
- Mammals: deer, bear, elk, beaver, other; and, raccoons, squirrels, mice, coyote
- Fish: bass, salmon, trout, herring, shellfish, and other:

*Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. It is also quite possible that some larger mammals such as coyote and deer may periodically pass through the site or in close proximity in the rural setting, especially the vast fields to the north. A variety of bird species exist in the area.*

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

*None known.*

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

*The site is located within the Pacific Flyway for migratory waterfowl.*

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

*The plantings proposed with the landscaping plan will help provide some biological diversity on the site. Perimeter landscape buffers to the*

*north and west will help preserve the more rural setting found in areas adjacent to the project.*

Agency use only

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## 6. Energy and natural resources

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

*Primary sources of energy will likely be electric. The energy would be used to heat the buildings and provide basic electrical needs for the buildings.*

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

*The new structures on the site will be required to comply with modern building codes which contain some energy conservation requirements.*

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

*No.*

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

*For the most part, no special emergency services outside those normally expected for a typical project of this nature are anticipated to be required in association with the proposal. However, because of the absence of a public water supply, a large water storage tank is proposed to help meet the project's fire protection needs.*

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

*None.*

- b. Noise

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

Agency use only

*There is some existing traffic noise from nearby roadways but it will not have an impact on the project.*

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

*Some increase in traffic noise over the long term may occur due to the event center. In addition, construction noise would occur during the short term when the site is under construction. These construction noises will occur during approved hours as regulated by Clark County and Washington State.*

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

*Construction will be limited to approved working hours.*

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## 8. Land and shoreline use

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

*The development area includes a dilapidated commercial building with unknown previous uses. This building also contained a residential apartment on its back (north) side at one time. The site also contains a large barn. It is believed this was at one time used for onion drying and may have also had some use for mint processing in association with historic farming activities at Fargher Lake. An old mint still is still present in a small addition to the north side of the barn that will be removed in association with this project. The project is bounded to the east by a gas station and convenience store, to the north by a blueberry farm, to the west by a single family residence, and on the south by NE Fargher Lake Hwy.*

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

*Based on review of historic aerial photos, it appears the site has historically housed equipment that was used for agricultural purposes such as storage of agricultural products. There is no indication that these parcels were ever used for actual farming of the land. Neighboring properties are currently used for blueberry production.*

- c. Describe any structures on the site.

*The site contains an existing barn that will be framed in during development. There is also an old commercial building with apartment (vacant) in the west part of the site.*

Agency use only

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

*Yes. The old commercial building will be largely demolished except that its foundation and possibly the basement walls will be retained in association with the new building to be constructed in the same location.*

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

*CR-2, Rural Center Commercial.*

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

*CR-2, Rural Commercial.*

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

*RC, Rural Commercial.*

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

*Portions of the site are in Category 1 and Category 2 Critical Aquifer Recharge Areas.*

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

*It is likely the site would have less than 15 people working in the entire site. The residence above the commercial building will accommodate a single family.*

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

*Zero.*

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

*None.*

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

*Compliance with Clark County's comprehensive plan and zoning requirements.*

**9. Housing**

Agency use only

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

*One middle-income unit will be provided.*

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

*Zero.*

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

*None.*

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**10. Aesthetics**

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

*The existing barn is approximately 30 feet tall and will remain at its current height or might expand to something less than 32' to provide for added insulation required by the building code. External building materials will likely be wood. The existing commercial building will be removed and replaced by a 2.5-story building that will not exceed 35' in height. This building will likely have a brick finish although final materials have not yet been selected.*

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

*No existing views will be substantially impacted.*

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

*Compliance with the County's landscaping regulations will result in planting of new vegetation in the landscaped portions of the site. Quality external building materials will be used for the proposed building resulting in an upgrade from the existing building to be removed. The rustic appearance of the existing barn will be retained to the extent feasible given current building code requirements.*

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**11. Light and glare**

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

*Some lighting will be installed to provide for security of the site and its occupants. Lighting will likely occur between sunset and sunrise. It will be provided only as needed for security and safety. It will likely include wall pack units on the buildings and/or pole mounted lights in the parking and circulation areas.*

Agency use only

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

*It is not likely to be a safety hazard. It could have a limited, very local effect on nighttime darkness.*

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

*None.*

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

*Lighting will be limited to that necessary to provide for site security and security of the occupants. Directional lighting will be used to limit any potential impacts outside the bounds of the property.*

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## 12. Recreation

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

*There are no known parks or other significant recreational features in close proximity to the site.*

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

*There will be no recreational uses displaced with this development.*

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

*None.*

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## 13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers? If so, please describe.

*None known.*

Agency use only

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

*As previously stated, an archeological predetermination was completed for this site by Applied Archaeological Research, Inc. and the analysis resulted in no significant findings and recommended that no additional study be necessary.*

- c. Proposed measures to reduce or control impacts:

*None proposed.*

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#### 14. Transportation

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

*The site is accessed from NE Fargher Lake Hwy which forms the south boundary for the property. NE Fargher Lake Hwy intersects with NE 156th Avenue approximately 130 feet east of the site. No frontage improvements are required with this project. NE Fargher Lake Hwy (SR 503) is under the jurisdiction of Washington State Department of Transportation. WSDOT is not requiring frontage improvements. A 36' wide driveway west of the barn is proposed to provide access to the site.*

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

*No public transit is currently available in close proximity to the site. The C-Tran route finder application suggests that it is approximately 13 miles in walking distance to the nearest bus stop.*

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

*No parking will be eliminated with the development of this site. The project is proposing to develop 61 parking spaces of which 4 are ADA accessible and 11 are compact.*

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

*This proposal will not require new streets or roads or improvements to existing roads or streets.*

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

Agency use only

*No.*

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

*Based on the 9th Edition of the ITE Trip Generation Manual, it is expected that the project would generate approximately 1,188 additional average daily vehicular trips. The weekday peak volumes would likely occur in the morning hours of approximately 7:00 to 9:00 and the early evening hours of approximately 4:00 to 6:00. The vast majority of the estimated daily traffic comes from the proposed coffee/donut shop with 978 trips projected from that use. Given the rural setting of this project, the projected traffic is likely vastly overestimated.*

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

*None.*

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## 15. Public services

- a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

*Yes, the project could require the potential need for increased public services as a result of new development. These include ambulance service, fire protection and police protection. However, the project is not anticipated to create any greater need for services than would typically be necessary for this type of development.*

- b. Proposed measures to reduce or control direct impacts on public services:

*Payment of property taxes.*

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## 16. Utilities

- a. Circle the 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 or near the site:

Agency use only

*Sanitary sewer-private septic system , Water-Well/private, cable TV-Comcast, Electrical power-Clark PUD, Telephone- Comcast or CenturyLink, refuse-Waste Connections.*

**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: William E. D. R. Date Submitted: 12/21/17