

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

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

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

Date of this notice: October 21, 2015

Closing date for public comments: November 5, 2015

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: HOLY REDEEMER CATHOLIC CHURCH PARKING LOT EXPANSION

Case Number: PSR2015-00038; SEP2015-00059

Request: The applicant is proposing to expand the parking lot for an existing church by 174 spaces on approximately 4.82 acres located in an R1-6 zoning district.

Location: 17010 NE 9th Street

Revised 7/9/13



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



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360) 397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Applicant/Owner: Catholic Corporation of the Archdiocese of Seattle
710 Ninth Avenue
Seattle, WA 98104

Contact Person: Mike Odren
Olson Engineering
222 E. Evergreen Blvd.
Vancouver, WA 98660
360-695-1385 [phone]; 360-695-6117 [fax]
mikeo@olsenengr.com

Comp Plan Designation: UL (Urban Low Density Residential)

Parcel numbers: Lot 42 (164523)

Township: 2 East **Range:** 2 North **Section:** Southeast 25

Neighborhood Contact: Doug Ballou, Chair
3109 NE 96th Street
Vancouver WA 98665
E-mail: dougballou@comcast.net

Staff Contact: Vicki Kirsher
360- 397-2375 ext. 4178
vicki.kirsher@clark.wa.gov

Applicable code sections

Clark County Code Sections 40.200 (General Provisions); 40.230.010 (Commercial Districts); 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.610 and 40.620 (Impact Fees); and Title 15 (Fire Code).

Application Filing date: August 21, 2015
Fully Complete date: September 21, 2015

Public Comment

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

Public Comment Deadline: November 5, 2015

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

Mail: Vicki Kirsher, Planner
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

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

Email: vicki.kirsher@clark.wa.gov

SEPA Options

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

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

Responsible Official: Marty Snell, Community Development Director

Timelines and Process

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

Community Development Web site - www.clark.wa.gov/development

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

Appeals

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

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

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

SEPA Appeal

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

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

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

Attachments

- Proposed project site
- 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



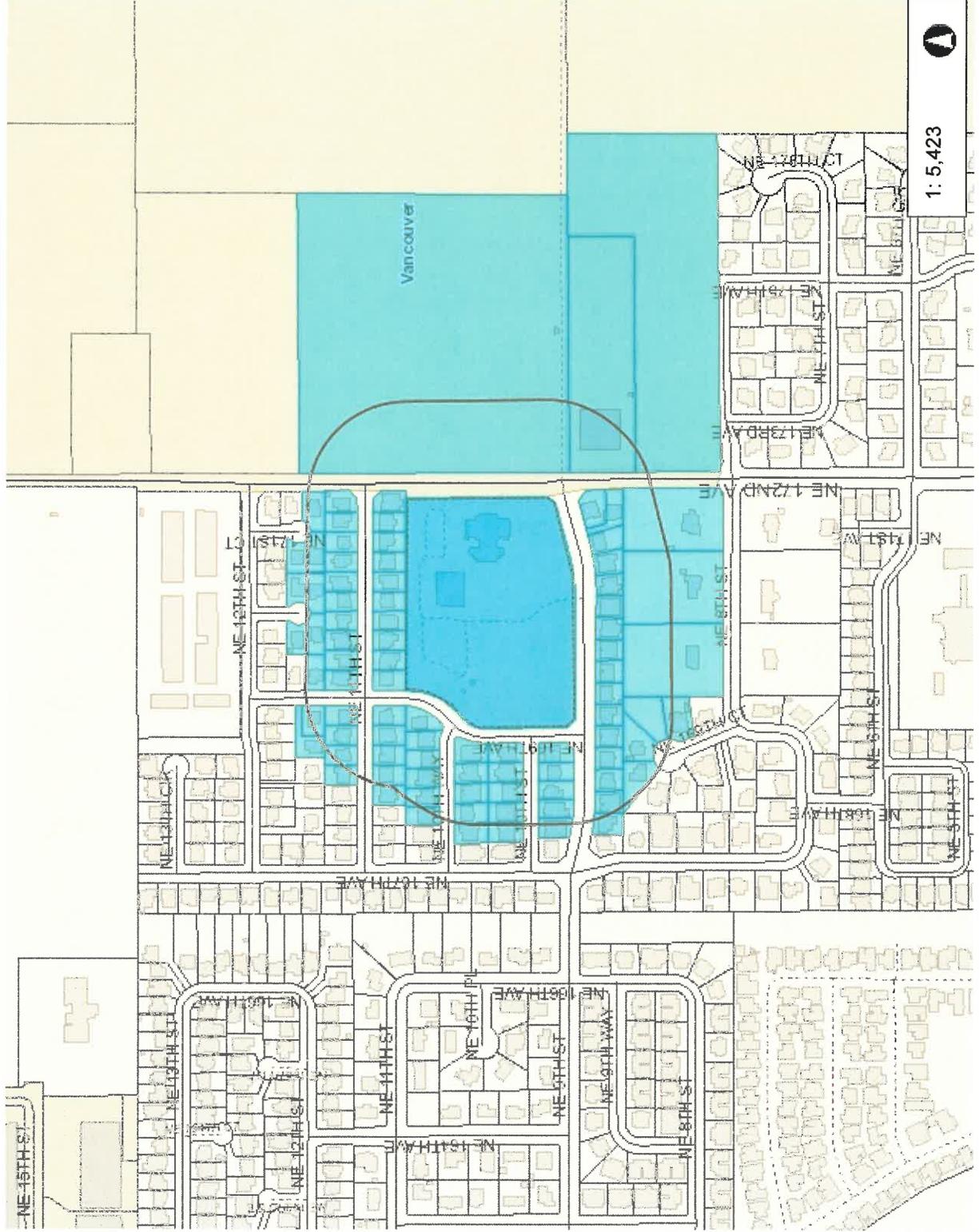
Holy Redeemer Catholic Church 300' List



Legend

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

Notes:



1: 5,423



903.8 Feet

451.89

0

903.8

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

WGS 1984 Web Mercator Auxiliary Sphere
 Clark County, WA, GIS - <http://gis.clark.wa.gov>

A. Background

1. Name of proposed project, if applicable:

Holy Redeemer Catholic Church Parking Lot

2. Name of applicant:

Catholic Corporation of the Archdiocese of Seattle

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

710 Ninth Avenue

Seattle, WA 98104

Attn: Frank Feeman

206-382-4588

4. Date checklist prepared:

July 13, 2015

5. Agency requesting checklist:

Clark County Community Development

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

Construction will begin as soon as possible, late fall or early winter 2015.

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

There are tentative plans for a 6,100 square foot addition to the church and 21,000 square foot school at some point in the future. Timing for those additions are unknown.

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

A SEPA checklist and determination were prepared for the original church construction in 1999.

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

A conditional use permit was applied for and approved as part of the original church construction in 1999.

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

A Type II Site Plan Review, a Final Site Plan Review, Engineering Plan Approval, Soils Analysis Report, and SEPA checklist are required for the parking lot expansion project. Archaeology, Utility Services, Health Department review, Traffic Study, and Legal Lot Determination was covered during the conditional use permit review for the original church construction.

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 proposed project will expand the existing parking lot facilities at the Holy Redeemer Catholic Parish by 174 parking spaces and add approximately 54,045 square feet of new impervious surface. No changes in use for the facility are proposed. Additional parking spaces are needed to serve the growing parish. Stormwater will be treated using underground filter units prior to disposal into the ground via an infiltration trench.

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.

Holy Redeemer Catholic Parish is located in East Vancouver, just north of Mill Plain Boulevard, at 17010 NE 9th Street, Vancouver, WA 98687.

B. Environmental Elements

1. Earth

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

The Holy Redeemer campus is generally flat. A few, small bermed areas are present on the property resulting from previous grading for church construction. The larger of these berms will be removed as part of this project.

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

The steepest slope is less than 5%.

- 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.

Soils on the site are Lauren gravelly loam (LeB) 0 – 5 % slopes.

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

There are no surface indications or history of unstable slopes on the property or in the immediate vicinity.

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

Site grading to construct the parking area and associated sidewalk improvements. Amount of grading will exceed 500 cubic yards. If soil is required to be imported, it will be procured from an approved source. If soil is required to be exported, it will be delivered to an approved location. Refer to the Engineering Plans for more information.

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

Slight erosion could occur as a result of this project during construction.

However, standard erosion control best management practices (BMPs) will be used including silt fence and inlet protection. An erosion control plan will be submitted as part of the construction plans for this project.

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

Approximately 40% of the project area upon completion of the project will be covered by impervious parking lots, internal streets, sidewalks, and church buildings.

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

Grading for the new parking lot area will be carried out during the dry months of the year if possible. Erosion control BMPs will be used including silt fence, inlet protection, straw wattles, temporary and permanent seeding, and mulching to the extent necessary to prevent erosion and sedimentation of existing stormwater facilities on the property or adjacent to the property. Erosion control responsibilities will be transferred to the construction contractor during construction.

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.

Typical automobile, truck, and construction equipment emissions will occur during construction. Dust will likely result from construction as well, but will be controlled as necessary by watering and other measures. After construction typical automobile emissions will occur.

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

There are no off-site sources of emissions or odor that may affect this proposal.

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

Construction equipment will be fitted with standard emission control.

Watering will be used to control any dust emissions as necessary.

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 are no surface water bodies in the vicinity of the project.

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

No.

- 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.

Infiltration according to all applicable stormwater policies and ordinances will be used for stormwater disposal. Refer to the Engineering Plans for more information.

- 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.

Only treated stormwater will be discharged to the ground.

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.

Sources of runoff include the parking and sidewalk areas. Stormwater quality treatment will take place via underground filter systems prior to being infiltrated onsite in an underground infiltration system designed and constructed for this project. Refer to the Engineering Plans and Stormwater Report for more information.

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

If stormwater underground filter systems are not properly maintained then improperly treated stormwater could be infiltrated into the ground.

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

The proposed stormwater system will meet or exceed Clark County's water quality and quantity control standards as outlined in Clark County's Stormwater Ordinance.

4. Plants

- a. Check or circle types of vegetation found on the site

- ✓ Deciduous tree: maple, oak
- ✓ Evergreen tree: fir
- ✓ 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: ornamental landscaping

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

Only grass and some ornamental landscaping will be removed or altered for construction of the parking lot expansion.

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

No threatened or endangered species are known to inhabit the site or anywhere in the vicinity of the site.

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

Existing landscaping will be maintained to the maximum extent practicable. Additional landscaping will be included with the parking lot expansion as required by county code.

5. Animals

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

- ✓ Birds: hawk, songbirds.
- ✓ Mammals: raccoon, eastern gray squirrel, opossum, rabbits.
- Fish: none.

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

No known threatened or endangered species are known to be on or near the site.

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

Vancouver lies within the Pacific Flyway, a large avian migratory route.

d. List proposed measures to preserve or enhance wildlife:

Ornamental landscaping on-site will be maintained to the maximum extent practicable and additional landscaping will be installed to meet the current requirements.

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.

During construction, the energy needs for the project will consist of gasoline and diesel fuel required to operate construction equipment and work vehicles. This project has no long term energy needs.

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

This project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:

High-efficiency LED lighting will be installed on the parking lot extension reduce or control energy impacts.

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.

The proposed project will increase, in the short term, the potential for environmental health hazards at the project site. The increased risks will result from the presence of hazardous materials (e.g., diesel fuel, gasoline, oil, hydraulic fluid, etc.) associated with equipment and vehicles.

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

Emergency services that may be needed include medical, fire, and hazardous spill response. The project will incorporate a number of preventive BMPs that should minimize (and make unlikely) the need for these services.

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

The contractor will have a spill prevention and clean-up plan in place for this project to implement during construction should any spill response be necessary.

- b. Noise

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

There are no sources of noise that will affect this 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.

On a short-term basis noise associated with the project is related to parking lot construction and the use of construction equipment. Long-term sources of noise will be related to normal use of the church property.

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

Construction will be limited to the hours of 7am to 7pm.

8. Land and shoreline use

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

Current use of the property is as a church and adjacent properties are mostly residential, with a quarry located to the east across NE 172nd Avenue.

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

The site may have been used for agriculture in the past, but not currently.

c. Describe any structures on the site.

The site currently contains a large, concrete church structure, smaller social hall, parking lots, sidewalks, and stormwater facilities.

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

No structures will be demolished, only partially removed portions of sidewalk or curbing in order to build the parking lot extension.

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

R1-6

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

UL

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

The site is not within a shoreline area.

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

No portion of the site is classified as environmentally sensitive.

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

The church facility currently has 7 employees and will continue to have 7 employees following construction of the parking lot expansion.

j. How many people would the completed project displace?

None.

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:

The parking lot expansion is consistent with existing and future use of the property.

9. Housing

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

No housing units are proposed.

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

None.

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

None.

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?

This is a parking lot, so the tallest structure would be the five, 25 foot high light poles associated with the project.

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

No views will be altered or obstructed.

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

None.

11. Light and glare

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

Lighting is used for safety in the existing parking lot and may be expanded for portions of the new parking lot areas.

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

Lighting from the project will not interfere with adjacent properties. The light standards have shaped heads to shield the neighboring houses.

- 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:
None.

12. Recreation

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

Approximately 30% of the 7.94 acre property will be retained as grassy field, which could be used for recreation. In addition, two county parks are located within walking distance of the property.

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

The project will not displace any existing recreational use of the property.

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

As mentioned above, the property will maintain grassy areas that could be used for recreation.

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.

No places or objects proposed for historical registers are known to be present on or near the site. Refer to the Archaeological Study completed for the original project.

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

No places or objects of historical or cultural significance are present on or near the site. Refer to the Archaeological Study completed for the original project.

- c. Proposed measures to reduce or control impacts:
None.

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 property is bounded by NE 172nd Avenue, NE 9th Street, and NE 169th Avenue. Access to the existing street system is provided on NE 9th Street with ingress and egress. In addition, egress only access from the church property to NE 172nd Avenue is also provided.

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

C-tran routes 30 and 38 pass within a half mile of the site on Mill Plain Boulevard and NE 164th Avenue.

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

The current parking lots have 143 parking spaces and this proposal will add 174 parking spaces for a total of 317 on the property.

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

The proposal will not require any additional roads or frontage improvements.

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

The project will not use water, rail, or air transportation.

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

A traffic study was completed for the original church construction and will not be updated for this project. The county does not require a new traffic study, because the proposal does not include the addition of any new buildings.

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

The construction of additional parking spaces on the property will reduce on street parking impacts helping to limit congestion on the surrounding street system.

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.

The project will not result in an increased need for public services.

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

None.

16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

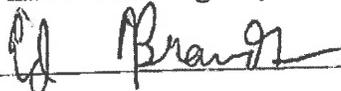
All utilities mentioned above, with the exception of septic, are present along NE 172nd Avenue. Water, sewer, and electricity currently serve facilities on the property.

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:

No additional utilities are proposed for this project, with the exception of expanding on-site electricity to serve any parking lot lighting associated with the project.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 20 AUG 15