

Notice of Type III Application, Adoption of Prior SEPA Determination of Non-Significance and Addendum, and Public Hearing

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 proposes the adoption an existing **Determination of Non-Significance (DNS), with Addendum** for the proposal allowed by state law and Clark County Code (CCC), Section 40.570.070(B)(2). 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 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.

Closing date for public comments: May 16, 2018

Hearing date, time, and location

The Clark County Hearing Examiner will conduct the public hearing on Thursday, May 31, 2018 at 6:00 p.m., at the Public Service Center, 1300 Franklin Street, Vancouver, Washington, 98660, on the sixth floor, Room 680 (see attached map).

The doors to the Public Service Center will open between 5:45 and 7:00 p.m. for those attending the hearing on this matter. Parking is available in the parking garage on the north side of the Public Service Center, access off Franklin Street.

At the hearing, the Hearing Examiner will consider the following:

Project Name: Cornerstone Christian Academy
Case Number: PST2018-00006 & EVR2018-00035

Revised 7/15/13



Community Development
 1300 Franklin Street, Vancouver, Washington
 Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
 Phone: 564.397.2322
 Relay: 711 or 800.833.6384
 E-mail: ADA@clark.wa.gov

Request: The applicant requests a change to CUP2006-00016 pursuant to the County's post decision review standards (See CCC 40.520.060). The applicant requests approval to modify the existing phasing plan, and to incorporate interim classroom facilities; the expansion of the private school use (current approval is for 100 students) for an existing enrollment of 424, and a maximum of 700 students; and, revisions to the Hearing Examiner's Decision, including timing of the traffic signal installation at NE 107th Street and NE 117th Avenue.

Location: 10702 NE 117th Avenue

Applicant: Cornerstone Christian Academy
Bill Gibbons, Superintendent
7708 NE 78th Street, Suite 100
Vancouver, WA 98662
360.256.9715
bgibbons@ccak12.net

Contact person: Mackenzie
Todd Johnson, contact
101 E 6th Street, #200
Vancouver, WA 98660
360.695.7879
tjohnson@mcknze.com

Property owner: Faith Center Fellowship of Vancouver, Inc.
Glen Johnson, contact
10702 NE 117th Avenue
Vancouver, WA 98662
360.256.9715
pjohnson@faith-center.org

Hearing Examiner: Joe Turner

Staff contact: Amy Wooten, Planner II
564.397.5683
amy.wooten@clark.wa.gov

Neighborhood contact: Sunnyside Neighborhood Association
Judy Bumbarger-Enright, president
360.699.2050
sunnysidenava@yahoo.com

Date this Public Notice issued: May 1, 2018

Legal description of #31 SEC 34-3-2EWM 3.90A (APN 20089000 / 200089002)

property: #146 SEC 34 T3N R2EWM .93A (APN 200202000)
#151 SEC 34-3-2EWM .60A (APN 200207000)
#151 SEC 34-3-2EWM 1.90A (APN 200207001)
#106 SEC 34 T3N R2EWM 1.12A (APN 200162000)
#118 SEC 34 T3N R2EWM 1.13A (APN 200174000)
#22 SEC 34-3-2EWM 2.13A (APN 200080000 / 200080001)
#89 SEC 34-3-2EWM .43A (APN200145000)

Approval Standards/Applicable Laws:

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.010 (Single-Family Residential District), Section 40.230.020 (Mixed Use District), Chapter 40.260 (Special Uses & Standards), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.410 (Critical Aquifer Recharge Area), Chapters 40.500 and 40.510 (Procedures), Section 40.520.030 (Conditional Use Permits), Section 40.520.060 (Post Decision Reviews), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), and Title 24 (Public Health).

Application and Fully Complete Date

Application date: April 20, 2018

Fully Complete date: May 1, 2018

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted above 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.

Closing date for public comments: May 16, 2018

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.

In Person: The Community Development is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Amy Wooten, Planner II
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

Email: amy.wooten@clark.wa.gov

Staff Report Timelines/Process

Staff reports, agendas, and/or SEPA reviews and determinations will be available for review at least fifteen (15) calendar days before the hearing date. Decisions on Type III applications are

made within 92 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Information regarding this application can be obtained by calling Amy Wooten at 564.397.5683, visiting Community Development, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at www.clark.wa.gov/development.

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

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.

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.

Issues of compliance with existing approval standards and criteria can still be addressed in the public hearing without an appeal of this SEPA determination.

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.

Appeals must be in writing and should contain the following information:

- Case number designated by the county
- Name of the applicant

- Name of each petitioner
- Signature of each petitioner or his or her duly authorized representative
- A statement showing the following:
 - That each petitioner is entitled to file the appeal as an interested party in accordance with CCC 40.510.020(H) or 40.510.030(H)
 - The reasons why the SEPA determination is in error
- The appeal fee

Please refer to the *Appeals* handout for more information and fees.

The appeal request and fee shall be submitted in person to the Department of Community Development at the address listed below:

Public Service Center
Community Development Permit Center
1300 Franklin Street, first floor
Vancouver, WA 98660

Public Testimony

Faxed, mailed or delivered testimony must be received at the Community Development Permit Center by 12:00 noon the day of the hearing. Other written or verbal testimony may be presented and considered at the public hearing.

Testifying in person

Any person wishing to present testimony at the Public Hearing should arrive by 6:00 p.m. at the Public Service Center, sixth floor, 1300 Franklin Street, Vancouver, Washington.

For more information, see *The land use hearing process and how to provide effective testimony* handout on the Web site at www.clark.wa.gov/development/how.html

Written testimony

Written testimony must arrive by 12:00 noon on the day of the hearing.

Hand-deliver: Community Development
Public Service Center
1300 Franklin, first and third floors
Vancouver WA 98660

Mail: Land Use Review, Community Development
PO Box 9810
Vancouver, WA 98666-9810.

Fax: 564.397.2011, Attn: Amy Wooten

Accommodation of physical impairments

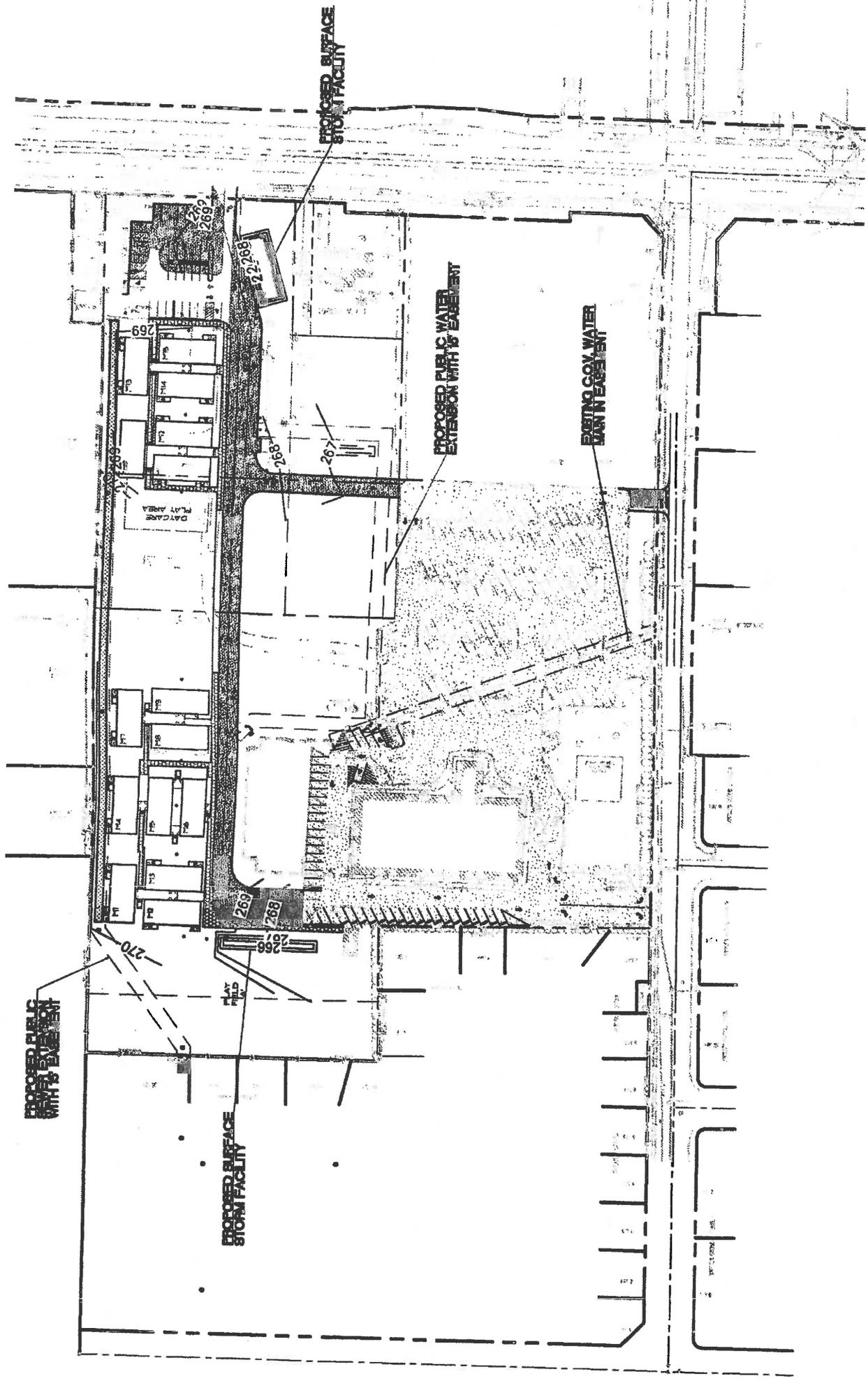
The Public Service Center is wheelchair accessible. If you need auxiliary aids or services in order to attend, contact the Clark County ADA Office. Voice 564.397.2322; Relay 711 or 800.833.6384; Email ADA@clark.wa.gov.

Appeal of Hearing Examiner Decision

The Hearing Examiner normally issues a decision within two weeks of the public hearing. The decision of the Hearing Examiner is final unless:

- A motion for reconsideration is filed within fourteen (14) days of written notice of the decision, as provided under Clark County Code, Section 2.51.160; or,
- An appeal is filed with Clark County Superior Court.

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



PROPOSED SURFACE STORM FACILITY

PROPOSED PUBLIC WATER EXTENSION WITH TO EXISTENT

EXISTING COV. WATER MAIN TIE-OUT

PROPOSED PUBLIC WATER EXTENSION WITH TO EXISTENT

PROPOSED SURFACE STORM FACILITY

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PLAY FIELD

DITCH AREA

A

B

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