

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: July 28 ,2020

Closing date for public comments: August 12, 2020

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: AMERIDREAM COURT

Case Number(s): PSR2018-00013; SEP2018-00028; EVR2018-00032

Request: The applicant is requesting site plan review approval to develop approximately 1.1 acres in the light industrial (IL) zoned property into two (2) new 6,000 square foot single-story buildings and retain the existing 4,400 square foot building for storage.

Address: 4204 NE 78th Street

Revised 7/27/2020



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

Parcel number: 144497-000

Applicant: AmeriDream Construction LLC
Alex Batazhan
4204 NE 78th Street
Vancouver, WA 98665
360.609.9807
alex@ameridreampdx.com

Contact: Olson Engineering Inc
Ingrid Friedberg
222 E Evergreen Blvd.
Vancouver WA 98660
360.695.1385
ingridf@olsonengr.com

Staff contact: Melissa Curtis
564.397.5870
Melissa.curtis@clark.wa.gov

Neighborhood Association/Contact: NE Hazel Dell Neighborhood Association
Doug Ballou, president
360.573.3314
dougballou@comcast.net

Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Section 40.230.085 (Employment Districts), Section 40.320 (Landscaping), Section 40.350, (Transportation), Section 40.350.020 (Transportation Concurrency), Section 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water Drainage and Erosion Control), Section 40.410 (Critical Aquifer Recharge Area), Sections 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.550.010 (Road Modifications), Section 40.570 (SEPA), Section 40.570 (SEPA Archaeological), Section 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan.

Application Filing date: April 20, 2018
Fully Complete date: February 22, 2019

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: August 12, 2020

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

Mail: Attn: Melissa Curtis
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: Melissa.curtis@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: Dan Young, Community Development Director

Timeliness 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 Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Clark County Conservation District
City of Vancouver Transportation

Special Purpose Agencies: Clark County Fire 5
Clark Public Utilities

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

Additional attachment for agencies:

- SEPA checklist

ENVIRONMENTAL CHECKLIST

Purpose of Checklist:

The State Environmental Policy Act ("SEPA"), Chapter 43.21 RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of Checklist for Nonproject Proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for nonproject actions (Part D).

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

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. **Name of Proposed project:** AmeriDream Court (“proposed project”)
2. **Name of Applicant:** AmeriDream Construction LLC (“Applicant”)
3. **Address and Phone Number of Applicant and Contact Person:**
Applicant: AmeriDream Construction LLC
Attn: Alex Batazhan
4204 N.E. 78th Street
Vancouver, WA 98665
360.609.9807 (Phone); Fax N/A
alex@ameridreampdx.com

Contact: Olson Engineering, Inc.
Attn: Ingrid Friedberg
222 E. Evergreen Blvd.
Vancouver, Washington 98660
360.695.1385 (Phone); 360.695.8117 (Fax)
ingridf@olsonengr.com
4. **Date Checklist Prepared:** July 9, 2020
5. **Agency Requesting Checklist:** Clark County Community Development
6. **Proposed timing or schedule (including phasing, if applicable):**
The proposed AmeriDream Court (herein after interchangeably also referred to as the “proposed project” will be constructed in a single phase as indicated on the *Preliminary Site and Lighting Plan*. Construction is anticipated to commence once the necessary development permits and approvals are obtained.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
There are no current plans for future additions, expansion, or further activity related to or connected with this proposal.
8. **List any environmental information you know about that have been prepared, or will be prepared, directly related to this proposal.**
Ameridream Court Predetermination; Archaeological Investigations Northwest, Inc.;
September 13, 2017
CARA Level 1 Hydro – Geologic Site Evaluation; Earth Engineering, Inc.;
September 21, 2018
Engineering Geologic Hazard & Infiltration Test Report for Proposed Buildings;
Hydro Geo & Environmental, LLC; February 19, 2017
Infiltration Test Results and Hydrologic Soil Group Classification;

Columbia West Engineering, Inc.; February 10, 2020
Preliminary Stormwater Report; Olson Engineering, Inc.; May 21, 2020
Raised Median Traffic Safety Assessment; Charbonneau Engineering, LLC; June 24, 2020
Traffic Analysis Report; Charbonneau Engineering, LLC.; December 2018

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.

No known applications are pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

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

Preliminary Site Plan Approval	Final Site Plan Approval
Erosion Control Plan Approval	Building Permits
SEPA Determination	Grading Permit
Wetland Permit	Stormwater Plan Approval
Archaeological Predetermination Approval	
National Pollutant Discharge Elimination System (“NPDES”) Construction Stormwater Permit	

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

The Applicant is proposing to develop an approximately 1.1-acre light industrial (“IL”) zoned property into two (2) single-story buildings, and includes the provision of a parking lot, sidewalks, landscaping and a truck loading zone. The Applicant proposes to retain the existing 4,400 square foot building for storage purposes and existing truck parking within the northwestern corner of the site.

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 application related to the checklist.

The Proposed project is located 4204 N.E. 78th Street, Vancouver, Washington 98665. The property is further identified as Tax Lot 11, and Property Identification Number 144497-000, located in the southeast 1/4 of Section 1, Township 2 North, Range 1 East of the Willamette Meridian, Clark County, State of Washington (“project site”).

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

The steepest slope on the site is approximately one percent (5%).

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 prime farmland.

The USDA Web Soil Survey indicates surface soils as Hillsboro silt loam and McBee silt loam. Subsurface exploration conducted by Columbia West Engineering, Inc. indicated that subsurface soils consist of brown, moist, medium stiff sandy lean CLAY and underlying the sandy lean CLAY material, brown to gray, moist to wet, silty SAND.

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

None known.

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

The exact amount of grading is unknown at this point but will be determined as part of the final engineering approval process and should be less than 5,000 yards. Any imported fill material will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location.

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

As with any clearing or other types of earth-disturbing construction activity, there is potential for erosion to occur. Site-specific best management practices (“BMPs”) will be used to mitigate erosion during the construction of the Project. Site-specific erosion control measures will be implemented per the *Geotechnical Site Investigation* prepared by Columbia West Engineering, Inc. See *Section 5.15* of the report for further details. All sediment and erosion control design work will be completed in accordance with the requirements of the NPDES Construction Stormwater General Permit and Clark County standards.

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

Approximately eighty-five percent (85%) of the project site will be covered with impervious surfaces after Project construction.

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

Stormwater and Erosion Control Plans have been prepared in accordance with Clark County Code. The General Contractor will be instructed to implement the erosion control BMPs per these plans and per any other County requirements for the Excavation, Fill and

Stockpile (Grading) Permit. In addition, a NPDES Construction Stormwater Permit will be obtained prior to the initiation of construction activities on the project site. In compliance with the requirements of the issued NPDES permit, site-specific a Stormwater Pollution Prevention Plan (“SWPPP”) will be required to be kept and maintained on the project site at all times by the General Contractor.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is complete? If any, generally describe and give approximate quantities if known.**

During Construction, Operation, and Maintenance:

Equipment and vehicles required for construction activities will generate dust and particulate emissions during the construction period.

After Project Completion:

Delivery trucks, mail delivery, solid waste, recycling vehicles and employee automobiles will generate some particulate emissions in the long-term. Other emission sources include those typical to industrial areas, e.g., heating, air conditioning, fireplaces, gas appliances, small gas-powered equipment used for site and landscape maintenance.

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

No off-site sources of emissions or odors are known to exist that would adversely affect the proposed development.

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

Water will be utilized for dust control as needed during construction as well as the implementation of all local, state and federal regulations. The quantity of water utilized for dust control purposes will not be enough to generate runoff. All construction vehicles and equipment will be maintained to be in compliance with emissions standards as set forth by the United States Environmental Protection Agency (“EPA”) and as implemented by the State of Washington Department of Ecology (“DOE”).

3. WATER

a. Surface

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

No. There are no known surface water bodies in the immediate vicinity of the project site.

- 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.**

Not Applicable: The proposed project will not require any work over, in, or adjacent to surface waters.

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.***

Not Applicable: The project site does not contain surface water or wetlands.

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

Surface water withdrawals or diversions are not included within the proposed project.

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

No. The proposed project is located outside of a flood zone.

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

No. The proposed project does not involve discharges of waste materials to surface waters.

b. Ground:

1. ***Will ground water be withdrawn, or will water be discharged to ground water?***

Give general description, purpose, and approximate quantities if known.

Not Applicable: Water will not be discharged to ground water.

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.***

Not Applicable: Waste materials will not be discharged into the ground from septic tanks or other sources. The existing building is currently served by an on-site sewerage system (“OSS”) located within the northeastern portion of the site. Per the *Clark County Department of Health Conditional Health Review Evaluation* letter dated October 31, 2017, the Applicant must provide written proof of OSS abandonment along with documentation that the existing and proposed new buildings are connected to public sewer prior to issuance of Final Health Department. Please refer to the attached *Clark County Public Health Conditional Health Review Evaluation* letter for more information.

c. Water Runoff (including storm water):

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.***

This project has been designed in compliance with the requirements of Clark County’s *Stormwater and Erosion Control Ordinance*. Stormwater runoff will be collected and routed to an underground detention system for quantity control. Runoff will be regulated with a control structure and discharged to the County’s stormwater system in N.E. 78th Street. Infiltration systems will not be utilized for this site based on the on-site infiltration testing results obtained by a licensed professional geotechnical engineer. Refer to the attached *Infiltration Test Results and Hydrologic Soil Group Classification* dated February

10, 2020 by Columbia West Engineering, Inc., as well as the *Preliminary Stormwater Plan*, dated May 21, 2020 by Olson Engineering, Inc. for more information.

An easement for the stormwater facility access and inspection will be granted to the County as required. Calculations and information regarding the drainage facilities are included in the *Preliminary Stormwater Plan*.

2. ***Could waste materials enter ground or surface waters: If so, generally describe.***
No.

d. ***Proposed measures to reduce or control surface, ground and runoff water impacts, if any:***
This proposal will meet or exceed the Clark County water quality and quantity standards provided for by the *Clark County Stormwater Ordinance*.

4. **PLANTS**

a. ***Check or circle types of vegetation found on site:***

Deciduous tree: alder, maple, aspen, vine maple, English oak

Evergreen tree: fir, cedar, pine

Shrubs: **Grass**

Pasture: Crop or grain

Wet soil plants: cattail, buttercup, bullrush, skunk, cabbage

Water plants: water lily, eelgrass, milfoil

Other types of vegetation:

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

All existing vegetation will be removed and new landscaped areas will be provided for as shown on the *Preliminary Landscape Plan*.

c. ***List threatened, or endangered species known to be on or near the site.***

None to the Applicant's knowledge.

d. ***Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.***

Landscaping, with the use of both ornamental and native plants, will be installed throughout the project. Refer to the *Preliminary Landscape Plan* included in this application for more information.

5. **ANIMALS**

a. ***Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:***

Birds: hawk, heron, eagle, **songbirds**, Canadian geese

Mammals: deer, bear, elk, beaver, **rodents**

Fish: bass, salmon, trout, herring, shellfish

- b. *List any threatened or endangered species known to be on or near the site.***
There are no known threatened or endangered species known to be on or near the project site.
- c. *Is the site part of a migration route? If so, explain.***
The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains. Neotropical birds, such as Robins, may also seasonally utilize or be near the project site.
- d. *Proposed measures to preserve or enhance wildlife, if any.***
There are no proposed measures to preserve or enhance wildlife as the project site is already developed.

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.***
Typical commercial uses of electricity and/or natural gas will be required for the completed project.
- b. *Would your project affect the potential use of solar energy by adjacent properties? If so, generally 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, if any:***
All construction on the site will be designed to comply with the State of Washington Energy Code and the adopted version of the International Building Code.

7. *ENVIRONMENTAL HEALTH*

- a. *Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, of hazardous waste, that could occur as a result of the proposal? If so, describe.***
A monitoring well is located on the project site and is subject to the requirements of the recorded instrument no. 4645050, *Easement Agreement and Restrictive Covenant Regarding Environmental Remediation*. The Applicant understands that its removal must be handled in compliance with this recorded instrument. Nothing in the Agreement prevents the development of the property and upon the request, the grantor can request to move the monitoring well. Based on the current site plan, the well will not be disturbed.

1. ***Describe special emergency services that might be required.***
Special emergency services are not anticipated for the Proposed project. However, State-compliant protocol will be followed should any unforeseen complications arise with the spillage of hazardous or otherwise toxic chemicals.

2. ***Proposed measures to reduce or control environmental health hazards, if any:***
The Applicant will comply with applicable local, state and federal regulations during the construction the proposed project.

- b. ***Noise***
 1. ***What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?***
Traffic noises from adjacent roadways may be heard from the project site but is not anticipated to adversely affect the proposed project as it is located within an industrial area.

 2. ***What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.***
Short-Term:
Noise associated with construction activities for the proposed project are anticipated. For the duration of construction, the following noises are expected: (1) handheld power tools; (2) truck and construction vehicular traffic for material and equipment delivery and pick up; (3) operation of equipment required to complete the project. Hours of short-term noise generation from construction activities are anticipated to occur during weekdays in compliance with the State of Washington *Noise Abatement and Control Act (Revised Code of Washington (“RCW”) Title 70)* and applicable sections of *Clark County Code (“CCC”)*.
Long-Term:
No long-term fixed generators of noise are proposed. Upon the completion of construction, vehicular traffic will slightly increase along N.E. 78th Street.

3. ***Proposed measures to reduce or control noise impacts, if any:***
Construction activities will not occur before 7 a.m. or after 7 p.m.

8. ***LAND AND SHORELINE USE***
 - a. ***What is the current use of the site and adjacent properties?***
The project site is developed and contains an existing 4,400 square foot building for storage and warehouse use and a parking lot.

 - b. ***Has the site been used for agriculture? If so, describe.***
No. Not to the Applicant’s knowledge.

 - c. ***Describe any structures on the site.***
There is one (1) existing 4,400 square foot light industrial building used for storage and warehouse on the project site.

- d. Will any structures be demolished? If so what?**
Not Applicable: The existing building will not be demolished.
- e. What is the current zoning classification of the site?**
Light Industrial (“IL”).
- f. What is the current comprehensive plan designation of the site?**
Urban Low Density Residential (“UL”).
- g. If applicable, what is the current shoreline master program designation of the site?**
Not Applicable: The project site is not located within a shoreline designated area.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.**
Yes. According to Clark County GIS data, the Project site is located within the Category 2 Critical Aquifer Recharge Area (“CARA”). A CARA permit application is not required due to the low infiltration rate of the project site soils. For more information, see the *Infiltration Test Results and Hydrologic Soil Group Classification* by Columbia West Engineering, Inc. dated February 10, 2020.
- i. Approximately how many people would reside or work in the completed project?**
The proposed project does not involve residential uses therefore no one will be residing on the project site.
- j. Approximately how many people would the completed project displace?**
Not Applicable: No displacements will occur as a result of the proposed project as the it involves Light Industrial use.
- k. Proposed measures to avoid or reduce displacement impacts, if any:**
Not Applicable: No displacements will occur as a result of the proposed project.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**
The proposed use is consistent with the existing zoning and Comprehensive Plan.
- 9. HOUSING**
- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
Not Applicable: The proposed project does not involve residential uses.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Not Applicable: No housing elimination is involved in the proposed project.
- c. Proposed measures to reduce or control housing impacts, if any:**
Not Applicable: The proposed project does not involve residential uses.

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?*

All structures will not exceed one hundred feet (100') in compliance with light industrial building height development standards. The principal exterior building materials will be selected to fit in with the surrounding area.

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

The new buildings and parking lot will be visible from N.E. 78th Street and will be in conformance with surrounding area light industrial use.

c. *Proposed measures to reduce or control aesthetic impacts, if any:*

Requisite street trees and landscaping are proposed to control aesthetic impacts for the *Preliminary Site and Lighting Plan*.

11. LIGHT AND GLARE

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

Typical parking lot lighting associated with the proposed project will be visible during the nighttime hours.

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

The installation of illuminated materials will be done in such a way to minimize dispersion off-site and to not constitute a safety hazard.

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, if any:*

Parking lot lighting will be installed in order to meet safety and security criteria as set forth by the Clark County Code. Downward shielding of the street lighting is proposed to minimize dispersion and control for potential off-site impacts.

12. RECREATION

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

The Luke Jensen Sports Park is located approximately sixty feet (60') to the west of the project site.

b. *Would the proposed project displace any existing recreational uses? If so, describe.*

No.

- c. ***Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project of applicant, if any:***
Not Applicable: No measures are proposed to reduce or control impacts on recreation as none are anticipated to result from the proposed project.

13. HISTORIC AND CULTURAL PRESERVATION

- a. ***Are there any places or objects listed on, or proposed for, national, state, or local preservation register known to be on or next to the site? If so, generally describe.***
There are no buildings, structures, or sites located on the project site that are listed or are eligible for listing in national, state, or local preservation registers. For more information, see the attached *Ameridream Court Predetermination* by Archaeological Investigations Northwest, Inc. dated September 13, 2017.
- b. ***Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.***
No landmarks or evidence of historic, archaeological, scientific, or cultural importance are known to be on or next to the project site. See the *Ameridream Court Predetermination* by Archaeological Investigations Northwest, Inc. dated September 13, 2017.
- c. ***Proposed measures to reduce or control impacts, if any.***
In the event any archaeological or historic materials are encountered during project activity, work in the immediate area must stop and the following actions taken:
1. Implement reasonable measures to protect the discovery site, including any appropriate stabilization or covering; and
 2. Take reasonable steps to ensure the confidentiality of the discovery site; and,
 3. Take reasonable steps to restrict access to the site of discovery.

If human remains are uncovered, appropriate law enforcement agencies shall be notified first, and the above steps followed. If remains are determined to be Native, consultation with the effected Tribes will take place in order to ensure the culturally-appropriate final disposition of said remains.

14. TRANSPORTATION

- a. ***Identify public streets and highways serving the site and describe proposed access to the existing street system. Show on site plans, if any.***
The site will be accessed via N.E. 78th Street. Its existing half-width right-of-way varies from about forty-five feet (45') in the east and about forty feet (40') to the west. Right-of-way dedication is proposed in order to provide full half-width right-of-way of fifty feet (50') in accordance with County Standard Detail 2 for N.E. 78th Street, an Urban Principal Arterial four (4) lane with center turn and bike lanes (Pr-4cb). For more information, see the *Preliminary Site and Lighting Plan*.

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

The project site is currently served by the nearby bus stop to the project is on N.E. 78th Street is C-TRAN Route #78, Stop #3251 near the intersection of N.E. 16th avenue, west of the site.

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

Twenty-six (26) standard parking stalls, ten (10) compact parking stalls and a loading zone are proposed with the project. For more information, see the attached *Preliminary Site and Lighting Plan*.

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

Additional frontage improvements are not proposed for N.E. 78th Street as they already exist.

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

No.

- f. *How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.***

A traffic study has been prepared and is submitted for review with this application. Based on the proposed development, it is estimated that the proposed project will generate approximately eighty-five (85) new Average Daily Trips on the adjacent roadway system during a typical weekday, including eleven (11) total vehicle trips during the AM peak hours and a total of twelve (12) vehicle trips during the PM peak hours. Refer to the attached *Traffic Analysis Report* by Charbonneau Engineering LLC dated December 11, 2018. The traffic study indicates the property can be fully developed as proposed while maintaining acceptable levels of service and safety at the site access points.

- g. *Proposed measures to reduce or control transportation impacts, if any:***

Traffic impact fees will be paid as required by the County.

15. *PUBLIC SERVICES*

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

Yes, there could be a potential need for additional fire/emergency and police protection with the proposed development of 12,000 square feet of additional light industrial building area.

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

Provide urban utilities, pay taxes, system development charges and impact fees.

16. UTILITIES

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

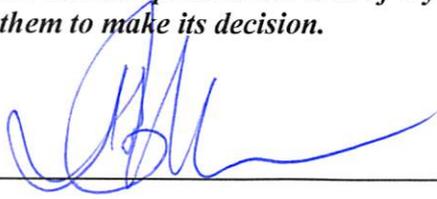
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility	Service Provider
Electricity	Clark Public Utilities
Natural Gas	Northwest Natural Gas
Refuse	Waste Connections
Sewer	Clark Regional Wastewater District
Telephone	CenturyLink
Water	Clark Public Utilities

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: July 9, 2020