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 12, 2018

Closing date for public comments: January 29, 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:	**CURTAIN CREEK WAREHOUSES**
Case Number:	**PSR2017-00051 / SEP2017-00111 / FLP2017-00020 EVR2017-00109 / WET2017-00103 / HAB2017-00111**
Request:	Site Plan Review approval to construct a commercial development consisting of warehouses and self-storage units that will include twenty-two (22) building shells for commercial space and 23,116 square foot of self-storage units located on 19 acres in the IL zoning district.

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

Location: 11106 NE 87th Avenue

Applicant: Delta Management
203 E. Reserve Street
Vancouver, WA. 98661
Phone: (360) 696-4448

Contact Person: Cody Dickman
203 E. Reserve Street
Vancouver, WA. 98661
Phone: (360) 696-4448
Email: Cody@delta203.com

Property Owner: Asghar Sadri
203 E Reserve Street
Vancouver, WA 98661
Phone (360) 696-4448

Comp Plan Designation: I (Industrial)

Parcel number: 199385-000

Township: 3 North **Range:** 2 East **Section:** NE 32

Neighborhood Contact: Sunnyside Neighborhood Association
Judy Bumbarger-Enright, president
Phone: (360) 699-2050
Email: sunnysidenava@yahoo.com

Staff Contact: Melissa Curtis
Phone: (360) 397-2375 ext. 5870
Email: Melissa.curtis@clark.wa.gov

Applicable code sections

Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.085 (Employment Districts), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention and Safety), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.420 (Flood Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: November 21, 2017
Fully Complete date: December 28, 2017

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: January 29, 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: 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: 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/land division plan
- Map of property owners receiving notice

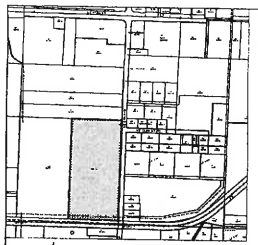
Distribution

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



VICINITY MAP
(NOT TO SCALE)

SUMMARY INFO:

DEVELOPMENT STANDARDS IL ZONE (10.230.085-2)

MINIMUM LOT SIZE:	NONE
MAXIMUM LOT COVERAGE:	TO BE DETERMINED
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MAXIMUM BUILDING HEIGHT:	100FT
MINIMUM FRONT SETBACK:	10 FT
MINIMUM REAR SETBACK:	0 FT
MINIMUM SIDE SETBACKS:	0 FT NORTH, 10 FT SOUTH
MINIMUM LANDSCAPE AREA:	10%

DEVELOPMENT DATA:

GROSS AREA:	827,640 SF 19 ACRES
WETLAND AREA:	86,695 SF (ON SITE)
WETLAND BUFFER AREA:	166,826 SF (130' BUFFER)
PROPOSED SITE AREA:	556,731 SF 12.8 ACRES (OUTSIDE OF THE 130 FT WETLAND BUFFER AREA)
PROP WAREHOUSE BLDG:	194,720 SF (22 BUILDINGS) 35% OF SITE AREA
SELF STORAGE	23,116 SF (4% OF SITE AREA)
ROW AREA	6,395 SF EAST 14,527 SF SOUTH
EASEMENT AREA	87,121 SF WEST 12,630 SF SOUTH
NET AREA	536,534 SF (556,731 SF - 13,802 SF(SOUTH ROW & EASEMENT) - 6,395 SF(EAST ROW))
LANDSCAPE	54,700 SF (10% OF NET AREA)

PARKING:
REQUIRED: 1 SPACE/1500 SF (218,396/1500)=146

PROVIDED: 239 SPACES (7 DISABLED)

WASTE/RECYCLE:
REQUIRED: 10 SF + 4 SF/1,000 SF OF GROSS FLOOR AREA
(10+(4/1000)/(218,396)=884 SF

PROVIDED: 1,013 SF

STORM FACILITY:
SEE CIVIL PLANS

LOADING:
LOCATED IN FRONT OF EACH UNIT

ACTIVE OR PASSIVE RECREATIONAL OR OPEN SPACE FEATURES:
TO BE DETERMINED

ABOVE-GROUND UTILITIES:
SEE CIVIL & EXISTING PLAN

EXISTING STRUCTURE TO BE RETAINED:
TO BE DETERMINED

SIGNING AND STRIPING PLAN:
TO BE SUBMITTED WITH FINAL ENGINEERING

SANITARY SEWER EASEMENT:
SEE CIVIL PLANS

WETLAND AREA: PRESENT ON-SITE

CODE SUMMARY:

JURISDICTION:	CLARK COUNTY
WATER:	CLARK PUBLIC UTILITIES
SEWER:	CLARK REGIONAL
ELECTRIC UTILITY:	N/A
BUILDING CODE:	TO BE DETERMINED
CONSTRUCTION:	TO BE DETERMINED
USE TYPE:	TO BE DETERMINED

NOTE:
* IF ANY CULTURAL RESOURCES ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA AND CITY OF VANCOUVER DEVELOPMENT REVIEW SERVICES SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, PUNISHABLE BY IMPRISONMENT AND/OR FINES.

CONTACT INFO:

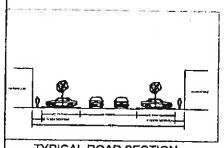
OWNER: ASGHAR R SADRI
203 E RESERVE ST, VANCOUER, WA 98661

APPLICANT: DELTA MANAGEMENT
203 E Reserve St. Vancouver, WA 98661
TEL: (360) 696-4448
FAX: (360)695-1970

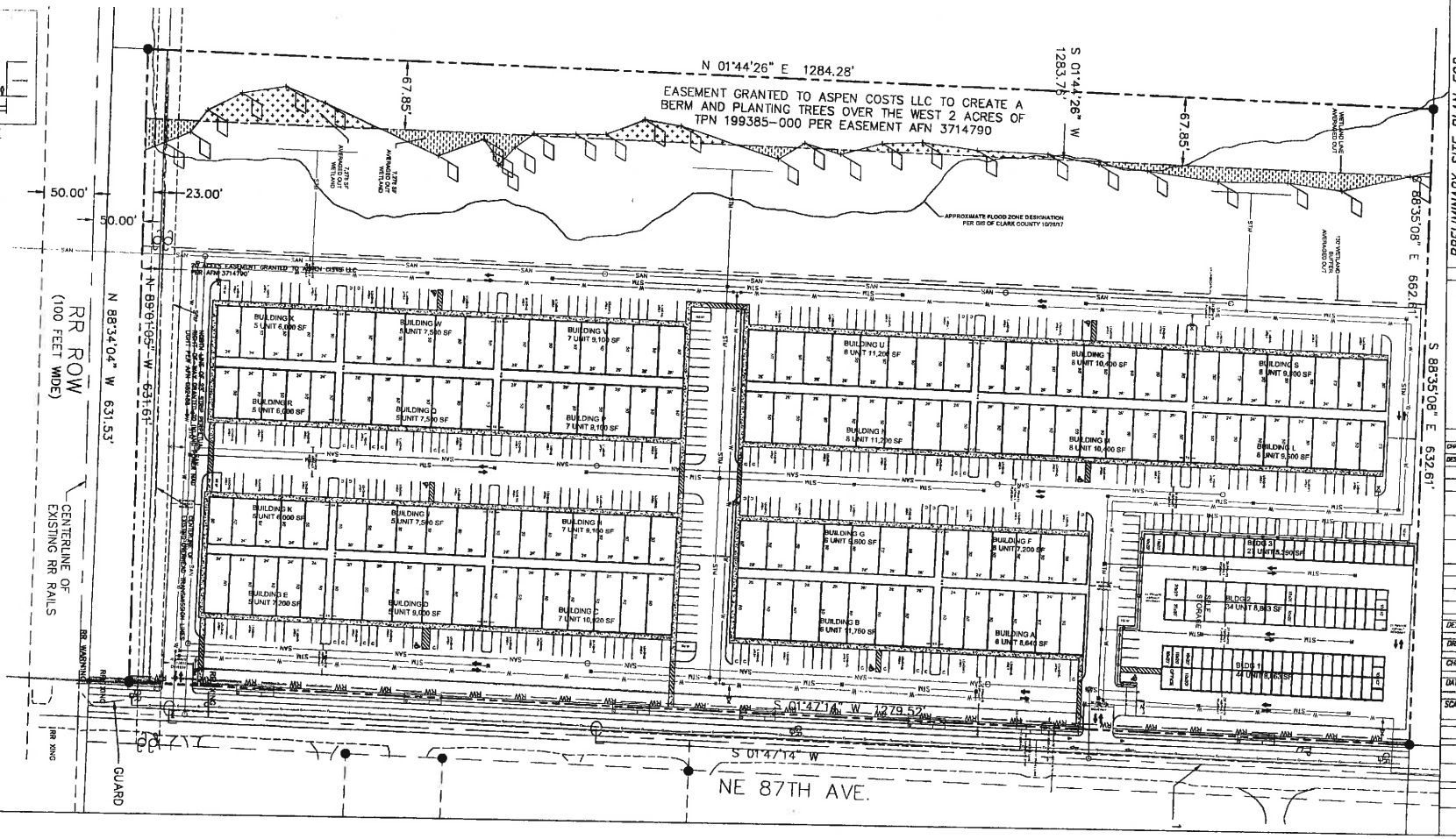
CONTACT: CODY DICKMAN
203 E Reserve St. Vancouver, WA 98661
Tel: (360) 696-4448
Fax: (360)695-1970
Email: cody@delta203.com

LEGEND:

- WATER LINE
- SEWER LINE
- STORM LINE
- WETLAND BUFFER
- RIGHT OF WAY
- BUILDING
- LANDSCAPE
- EASEMENT
- PROPERTY LINE
- SIDEWALK/CONC. PAD/TRAIL
- TRASH ENCLOSURE
- FENCING
- DIRECTION OF VEHICLE
- DISABLED PARKING
- INDICATES RIGHT OF WAY CENTERLINE
- INDICATES FOUND MONUMENT
- INDICATES CALCULATED POSITION (CORNERS TO BE SET ON RECORD OF SURVEY)
- INDICATES TELEPHONE PEDESTAL
- INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
- INDICATES GAS RISER
- INDICATES SIGN
- INDICATES WETLAND FLAG
- INDICATES EDGE OF ASPHALT
- INDICATES EDGE OF GRAVEL
- INDICATES 5 FOOT INTERVAL CONTOUR
- INDICATES 1 FOOT INTERVAL CONTOUR
- INDICATES WETLAND LINE
- INDICATES GAS LOCATE



TYPICAL ROAD SECTION
SCALE: 1:30



DELTA MANAGEMENT CO. LLC
PROPERTY MANAGEMENT

PRELIMINARY SITE PLAN FOR: CURTAIN CREEK WAREHOUSES

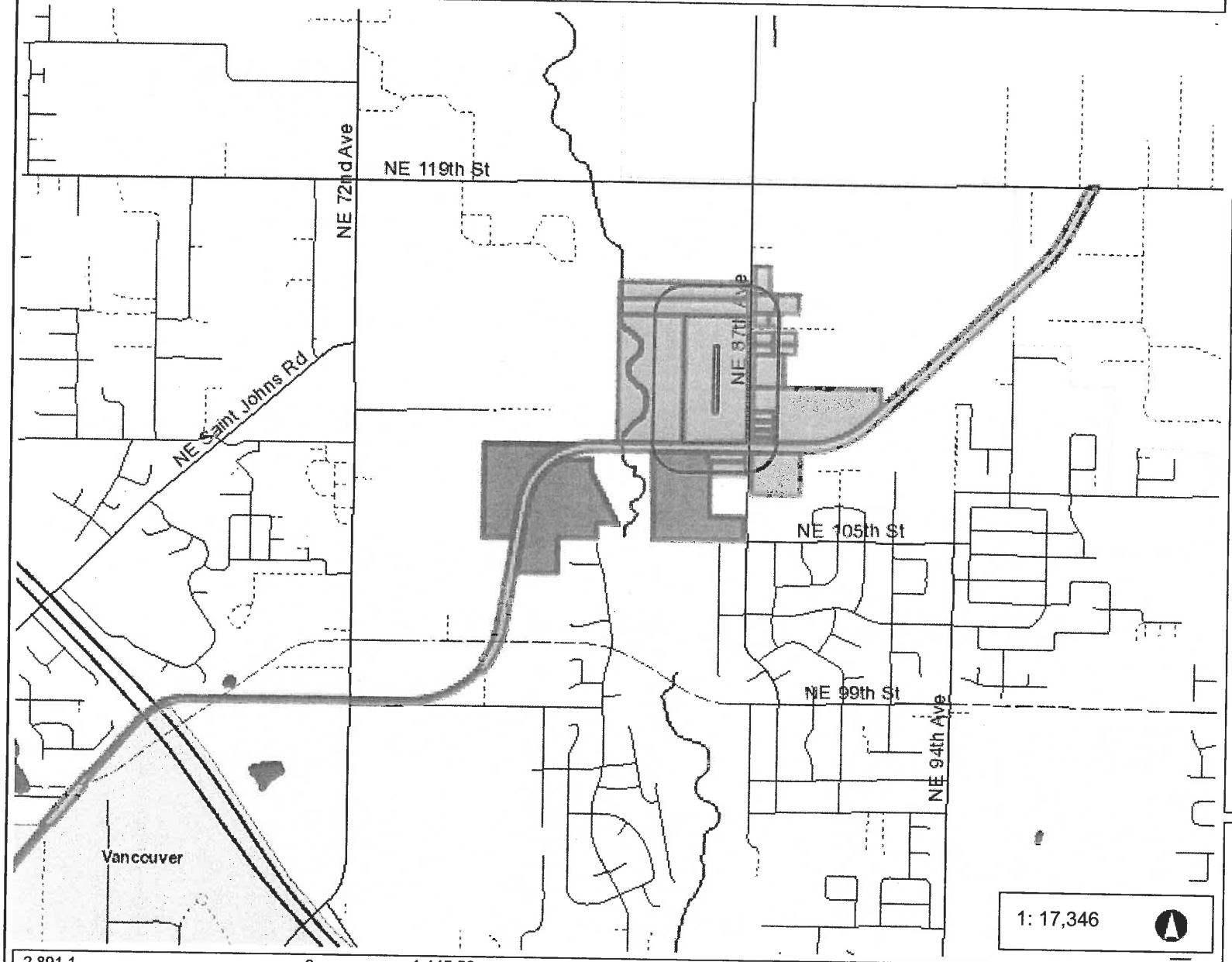
CHANGES / REVISIONS	
DESCRIPTION	DATE

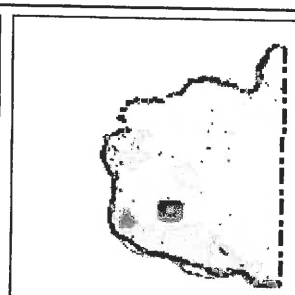
DESIGNED: ST
DRAWN: ST
CHECKED: KK
DATE: NOVEMBER 2017
SCALE: H: 1" = 50'
V:

JOB NO.

SHEET
S1.0

Curtain Creek Warehouse 300' List





Legend

- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 300 foot radius of the project.

1: 17,346

2,891.1 0 1,445.53 2,891.1 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - http://gis.clark.wa.gov

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.

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.

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

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

A. Background

1. Name of proposed project, if applicable:
Curtain Creek Warehouses

2. Name of applicant:
Delta Management

3. Address and phone number of applicant and contact person:
203 E. Reserve Street Vancouver, WA 98661, 360-696-4448, Kia Keyvani

4. Date checklist prepared:
6/19/2017

5. Agency requesting checklist:
Clark County

6. Proposed timing or schedule (including phasing, if applicable):
Construction will take place upon approval and procurement of all applicable reviews and permits.

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
Not at this time

8. List any environmental information that has been or will be prepared related to this proposal.
Archaeological Predetermination
Traffic Study
Wetland Delineation
Wetland and Habitat Mitigation Plan
Infiltration Test

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
None Known

10. List any government approvals or permits needed for your proposal:
Clark County:
Preliminary and Final Site Plan Review
Engineering
Legal Lot Determination
Sign permit
Building permits
Grading Permit
Archaeological Predetermination
Stormwater Plan approval
SEPA
Wetland Permit

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.)

Create a warehouse complex with 38 light industrial building shells and parking in the H zone.

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.

Tax ID #199385000

B. Environmental Elements

Agency use only

1. Earth

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

The site is flat with slopes less than 5%

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

<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.

Hydric / CwA
Hydric / Sr
Non-Hydric / SvA

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

No unstable soils have been found at this site.

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

Site grading to construct lots, roads and other associated improvements. Any fill will be procured from an approved site. Should material need to be hauled off site, it will be taken to an approved location. The quantity of grading is unknown at this time.

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

Yes, Standard Erosion could occur if adequate mitigation measures were not implemented. Stormwater and Erosion control plans will be prepared and implemented by the applicant, which will meet or exceed the requirements imposed by Clark County Code

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

Approximately 50% of the site will be covered with impervious surfaces upon full build out of the site.

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

Stormwater and Erosion control plans will be prepared and implemented in accordance with Clark County Code. These include treating, infiltrating and detaining stormwater as well as silt fencing and other erosion control Best Management Practices.

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.

Construction equipment will emit exhaust. Air may get dusty during construction process

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:

N/a

3. Water

Agency use only

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.

Yes. Curtain Creek is located east of the proposed projects parcel. Curtain Creek receives its Water shed from salmon creek and flows into Columbia River.

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.

N/A

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

N/A

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.

No direct withdrawals of groundwater are proposed.

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.

None

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

Storm water will be collected from impervious surfaces on the site. Treated storm water will be discharged at a metered rate through an engineered and approved on-site storm water management system.

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

No

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

The storm water systems will be designed to collect, convey, treat and infiltrate storm water runoff from the developed site.

4. Plants

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

- ▪ Deciduous tree: alder, maple, aspen, other
- ⦿ 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

b. What kind and amount of vegetation will be removed or altered?
Grass; Shrubs; non-deciduous trees

c. List threatened or endangered species on or near the site.
None at this time

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
None at this time

5. Animals

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

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other; and,
- Fish: bass, salmon, trout, herring, shellfish, other.

Local birds, Robins, Starlings, Finches, and small mammals such as rabbit, mice, racoon, opossum, and moles have been observed at this site.

b. List any threatened or endangered species known to be on or near the site. Agency use only
No known endangered species exist om the site

c. Is the site part of a migration route? If so, please explain.
The site is located within what is commonly referred to as the Pacific Flyway. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

d. List proposed measures to preserve or enhance wildlife:
Landscape plantings, islands, and setbacks will provide forage and cover for small animals and birds.

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.
Electricity will provide lighting and mechanical operations. Natural Gas will be used for heating.

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 construction of this project will be executed in accordance with the current energy standards required by Washington State and the International Building Code as adopted by the Clark County Building Department.

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.

This project anticipates that normal use of heavy equipment (in accordance with OSHA guidelines) during the construction phase will result in low health hazard exposure.

1) Describe special emergency services that might be required.

Emergency services could include: Fire, ambulance and police.

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

All equipment and materials are handled in accordance with applicable agency guidelines such as OSHA.

b. Noise

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

General Traffic

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.

Short Term: The project will produce noise from heavy construction equipment and building construction between normal business hours.
Long Term: Vehicular traffic will be the primary source of noise.

3) Proposed measures to reduce or control noise impacts:

Vehicle traffic generated by the site will take place during normal business hours.

8. Land and shoreline use

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

Current-vacant land. North of the property is a Construction supply company. West and south are also vacant land and East of the property are two residential homes.

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

No

c. Describe any structures on the site.

None

d. Will any structures be demolished? If so, please describe.
No

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

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

g. What is the current shoreline master program designation of the site?
Does not apply.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
This project site is within a critical aquifer recharge area and is designated as a category I & II CARA. A CARA permit will be submitted if applicable with CCC 40.410.020.

An onsite wetland has also been identified. Please refer to the Wetland Delineation Assessment.

i. How many people would reside or work in the completed project?
Unknown at this time.

j. How many people would the completed project displace?
None

k. Please list proposed measures to avoid or reduce displacement impacts:
n/a

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
The proposed use is consistent with and implements the current zoning and comprehensive plan designations. Consistency with existing and projected land use is contemplated during the creation of the comprehensive plan.

9. Housing

Agency use only

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.
Does not apply.

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

c. List proposed measures to reduce or control housing impacts:
n/a

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?
To be determined

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts:
Landscape and architectural elements.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will provide parking lighting to comply with the requirements of RWC 47.36.18

b. Could light or glare from the finished project be a safety hazard or interfere with views?
None are anticipated, measures can be taken to reduce off-site glare.

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

d. Proposed measures to reduce or control light and glare impacts:
This project will have a comprehensive lighting placement plan consistent with Clark Public Utility District Standards.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
None

b. Would the project displace any existing recreational uses? If so, please describe.
No

Agency use only

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

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.

An Archaeological Predetermination has been conducted by Archaeological Services of Clark County and submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP). No Archaeological resources were observed on the site.

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

None known

c. Proposed measures to reduce or control impacts:

Excavation operators will observe excavation for artifacts while in process. If artifacts are found, the discovery will be roped off and excavation will continue on the unexpected areas of the site. The office of Archaeology and Historic Preservation in Olympia, WA and Heritage Trust of Clark County will be notified of the find. The owners of the site understand that failure to report a find of a cultural resource may constitute a Class C Felony, subject to imprisonment and/or fines.

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.

NE 87TH St.

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

Bus stop located at NE 117TH Ave and 107th St.

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

Add: Unknown at this time
Remove: None

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.

No

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

No

Agency use only

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

Daily - 1,415
AM - 182
PM – 195

g. Proposed measures to reduce or control transportation impacts:

No off-site impacts are anticipated with the proposed development. Therefore, no off-site mitigation is required.

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.

No, the project currently falls within the urban growth boundary. Existing services should be adequate to serve this project.

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

N/a

16. Utilities

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

Unknown at this time

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:

To be determined

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: _____