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: May 28, 2020

Closing date for public comments: June 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:	**Dollars Corner Contractor Storage Yard**
Case Number(s):	**PSR-2020-00023 & WHR-2020-00044**
Request:	The applicant requests Type II Site Plan approval for the outdoor storage of construction equipment and materials, and construction of a 3,200sf building to be used for storage and a manager's office. The site is zoned CR-2.

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
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

Address:	7001 NE 219th Street
Parcel number(s):	193074-000
Applicant:	Sterling Design, Inc. 2208 E. Evergreen Blvd. Vancouver, WA 98661 360.759.1794 mail@sterlingdesign.biz
Owner:	Clark County Excavating & General Contracting, Inc. 12101 NE 174th Street Battle Ground, WA 98604 360.281.0778 dboespflug@gmail.com
Contact Person:	Sterling Design, Inc. Joel Stirling, contact 2208 E. Evergreen Blvd. Vancouver, WA 98661 360.759.1794 joel@sterlingdesign.biz
Staff contact:	Amy Wooten, Planner II 564.397.5683 amy.@clark.wa.gov@clark.wa.gov
Neighborhood Association/Contact:	Fairgrounds NA Bridget Schwarz, president 360.952.1350 bridget@bridge-i-t.com

Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.050 (Rural Commercial District), 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), 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), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), & Title 24 (Public Health).

Application Filing date: February 18, 2020
Fully Complete date: May 8, 2020

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

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

Email: amy.wooten@clark.wa.gov

Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred.

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: Mitch Nickolds, 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

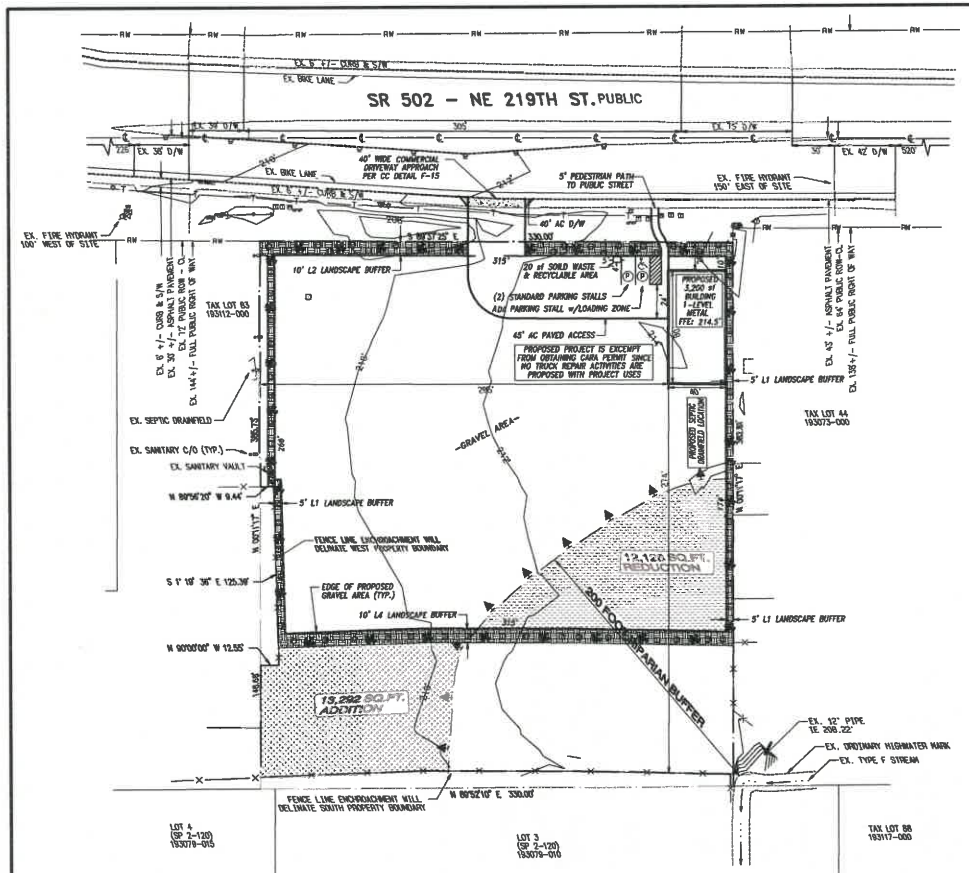
Distribution

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 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 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



TYPE II SITE PLAN REVIEW

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PAC2018-00126

10. PROPOSED PLAN

a. DRAWING
- SCALE 1"=40'
- SHEET SIZE: 24" x 36"

b. GENERAL INFORMATION
- APPLICANT/CONTACT:
  JOEL STIRLING
  2208 E. EVERGREEN BLVD.
  VANCOUVER, WA 98661
  PH. (360) 759-1794
  JOEL@STERLINGDESIGN.BIZ
- PROPERTY OWNER:
  CLARK COUNTY EXCAVATING & GENERAL CONTRACTING
  12101 NE 174TH STREET
  BATTLE GROUND, WA 98604
- AREA: 2.80 ACRES/121,931 sf
- TAX LOT: 45
- SERIAL NUMBER: 193074-000
- SITE ADDRESS: 7001 NE 219TH STREET
- ZONING: CR-2
- COMPREHENSIVE PLAN: RC

c. EXISTING CONDITIONS

Environmental/Critical Areas
- TOPOGRAPHY IS SHOWN ON THE PROPOSED PLAN.
- THERE ARE NO ON-SITE WATERCOURSES (STREAMS, RIVERS, ETC) OR AREAS PRONE TO FLOODING.
- THERE ARE NO FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAYS ON THE SITE.
- THERE ARE NO DESIGNATED SHORELINE AREAS ON THE SITE.
- THERE ARE KNOWN WATER BODIES OR WETLANDS ON THE SITE.
- THERE ARE NO KNOWN WETLAND AREAS ON THE SITE.
- THERE ARE NO UNSTABLE SLOPES OR LANDSLIDE HAZARD AREAS ON THE SITE.
- THERE ARE HABITAT RIPERIAN AREAS LOCATED ON THE PROPERTY AND NO SIGNIFICANT WILDLIFE OR VEGETATION AREAS ON THE SITE.
- THERE ARE NO KNOWN SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES ON THE SITE.

Land Use and Transportation
- LAYOUT OF EXISTING PARCELS DRAWN TO SCALE 1"=40'
- ALL EXISTING BUILDINGS ON-SITE ARE SHOWN ON THE PLAN
- ALL ROADWAYS AND EASEMENT ARE SHOWN ON THE PLAN ALONG WITH NAME, MATERIAL OF ROADWAY & WHETHER PUBLIC OR PRIVATE.
- LOCATION OF EXISTING ON-SITE & OFF-SITE DRIVEWAYS ARE SHOWN ALONG WITH DISTANCE IN BETWEEN DRIVEWAY EDGE TO EDGE
- ALL LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES WITHIN A 100' OF THE SITE ARE AS SHOWN ON THE PLAN
- THERE ARE NO TRANSIT FACILITIES WITHIN 1/4 MILE OF THE SITE PER GIS PACKET.
- LOCATION OF ANY EXISTING WELLS AND/OR SEPTIC SYSTEMS ON-SITE AND WITHIN 100' OF SITE ARE SHOWN AS AVALIBLE THROUGH HEALTH DEPARTMENT

d. PROPOSED IMPROVEMENTS

Critical Environmental Areas
- THERE ARE NO KNOWN WETLANDS, STEEP SLOPE BUFFER AREAS, PROTECTED AREAS OR PLANNED ENHANCEMENT AREAS LOCATED ON THIS SITE.

Land Use and Transportation
- ALL PROPOSED EASEMENTS ARE SHOWN ON PLAN
- ON-SITE RIGHT-OF-WAY PROPOSED ARE SHOWN ON THIS PLAN.
- LOCATION & WIDTH OF OFF-SITE RIGHT-OF- WAYS & ROADWAYS THAT WILL ACCESS THE SITE ARE SHOWN ON THIS PLAN.
- LOCATION & WIDTH OF PEDESTRIAN & BICYCLE FACILITIES ARE AS SHOWN ON PLAN
- LOCATION & WIDTH OF PROPOSED EASEMENTS FOR ACCESS AND DRAINAGE AS ARE SHOWN ON THE PLANS
- LOCATION AND DIMENSIONS OF PROPOSED LOTS & TRACTS ARE SHOWN ON PLANS, ALONG WITH MAXIMUM & MINIMUM SITE DENSITY CALCULATIONS
- PROPOSED BUILDING AREAS, LANDSCAPE AREAS & OFF-SITE PARKING, ECT. ARE AS SHOWN ON PLAN.
- THERE ARE SEPTIC SYSTEMS PROPOSED WITH THIS DEVELOPMENT.

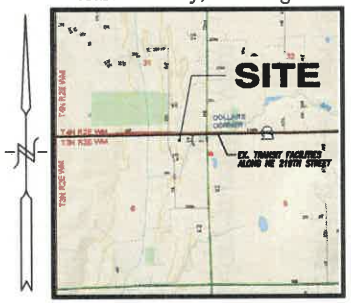
STORMWATER
-PLEASE REFER TO PROPOSED PRELIMINARY STORMWATER PLAN ON SHEET 3 OF 4.

SIGNS
-NO SIGNS PROPOSED At THIS TIME.

OUTDOOR LIGHTING
-OUT DOOR LIGHTING WILL BE INSTALLED WITH BUILDING AND REVIEWED AND APPROVED WITH BUILDING PERMIT.

DOLLARS CORNER CONTRACTOR STORAGE YARD

A Preliminary Site Plan within in a portion of the NE 1/4 of Sec. 6, T3N., R2E., W.M. Clark County, Washington



VICINITY MAP (NTS)

SHEET INDEX

PROPOSED SITE DEVELOPMENT PLAN w/EX. CONDITIONS	1
PRELIMINARY BOUNDARY SURVEY	2
PRELIMINARY STORMWATER PLAN	3
PRELIMINARY ENVIRONMENTAL PLAN	4
PRELIMINARY ARCHITECTURAL ELEVATIONS	5
PRELIMINARY ARCHITECTURAL ELEVATIONS	6
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SITE DATA SUMMARY TABLE

ZONE: CR-2 TOTAL GROSS SITE AREA: 2.8 ACRES/ 121,931 sf

TOTAL NET SITE AREA: 2.8 ACRES/ 121,931 sf

GROSS AREA INVENTORY		% OF SITE
BUILDING:	3,200 sf	3%
AC OR GRAVEL AREA:	79,591 sf	65%
LANDSCAPE AREA:	39,147 sf	32%
TOTAL SITE AREA: 2.8 acres/ 121,931 sf		100%

REQUIRED STORAGE WAREHOUSE PARKING:
1 SPACE/1,500 SF=3,200 SF/1,500 SF= 2.13 SPACES REQUIRED

PARKING SUMMARY PROPOSED

STANDARD PARKING STALLS	2
HANDICAP PARKING STALLS	1
TOTAL PARKING PROPOSED STALLS:	3

REQUIRED SOLID WASTE & RECYCLABLE STROAGE/OFFICE
4 SF PER 1,000 sf GFA=3,200 SF GFA/1,000*(4 sf)= 12.8 sf

TOTAL PROPOSED SOLID WASTE AND RECYCLABLE AREA: 20 sf

LANDSCAPING LEGEND

5' L1 BUFFER REQUIRED MATERIALS:

REQUIRED	PROPOSED
TREES: (1) TREE EVERY 30' FEET:	19 TREE (380 FEET) ● -19 TREES-"ACER CAMESTRE EVELYN" 2" CALIPER
	○ -190 TALL OREGON GRAPE 1' GALLON, 3' OC
	-3 WAY GRASS SEED MIX 37 LB BAG (TOTAL)

10' L2 BUFFER REQUIRED MATERIALS:

REQUIRED	PROPOSED
TREES: (1) TREE EVERY 30' FEET:	19 TREE (380 FEET) ● -40 TREES-"ACER CAMESTRE EVELYN" 2" CALIPER
	○ -63 TALL OREGON GRAPE 1' GALLON, 3' OC
SHRUBS: 3' CONTINUOUS LOW SHURB 95% OPAQUE YEAR ROUND OR 3' HIGH MANSONARY WALL	
GROUND COVER: GROUND COVER ENTIRE BUFFER	-3 WAY GRASS SEED MIX 37 LB BAG

10' L4 BUFFER REQUIRED MATERIALS:

REQUIRED	PROPOSED
(1) TREE EVERY 30' FEET:	21 TREE (807 FEET) ● -12 TREES-"ACER CAMESTRE EVELYN" 2" CALIPER
SHRUBS: 6' HIGH L2 SOLID FENCE TO SUBSTITUE SHRUBS	6' HIGH SOLID FENCE
GROUND COVER: GROUND COVER ENTIRE BUFFER	-3 WAY GRASS SEED MIX 37 LB BAG

TOTAL: 32% LANSCAPE AREA PROPOSED

REFER TO SECTION 6 OF THE STANDARD DETAIL MANUAL FOR PLANTING SPECIFICATIONS AND INSTALLATION

LIGHTING NOTE:

PROPOSED LIGHTING TO BE INSTALL ON EXTERIOR OF PROPOSED BUILD PER SPECIFICATIONS OF FINAL ARCHITECTURAL BUILDING PLANS

SITE INFORMATION

ALIGNMENT & FIELD DATA: KPF SURVEYING	(360) 834-0174		Scale: 1"=40'
SOIL TYPE(s): LeB	HYDROLOGIC GROUP: B	AASHTO CLASSIFICATION: A-2	Project Number: 594
SOILS TESTING BY: -		DATE: -	Design/Drawn: JGS/BC/KL
SITE LOCATION: CLARK COUNTY, WA		APPROX. SURFACE ELEV: 209'-314'	Drawing Date: APR. 2020
SITE AREA: 2.80 ACRES/121,931 sf		FILENAME: S:\594-PRELIMINARY	Sheet 1 of 8 Sheet(s)

PREPARED BY:
STERLING DESIGN, INC.
2208 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PH. (360) 759-1794
FAX (360) 759-1795
mail@sterlingdesign.biz

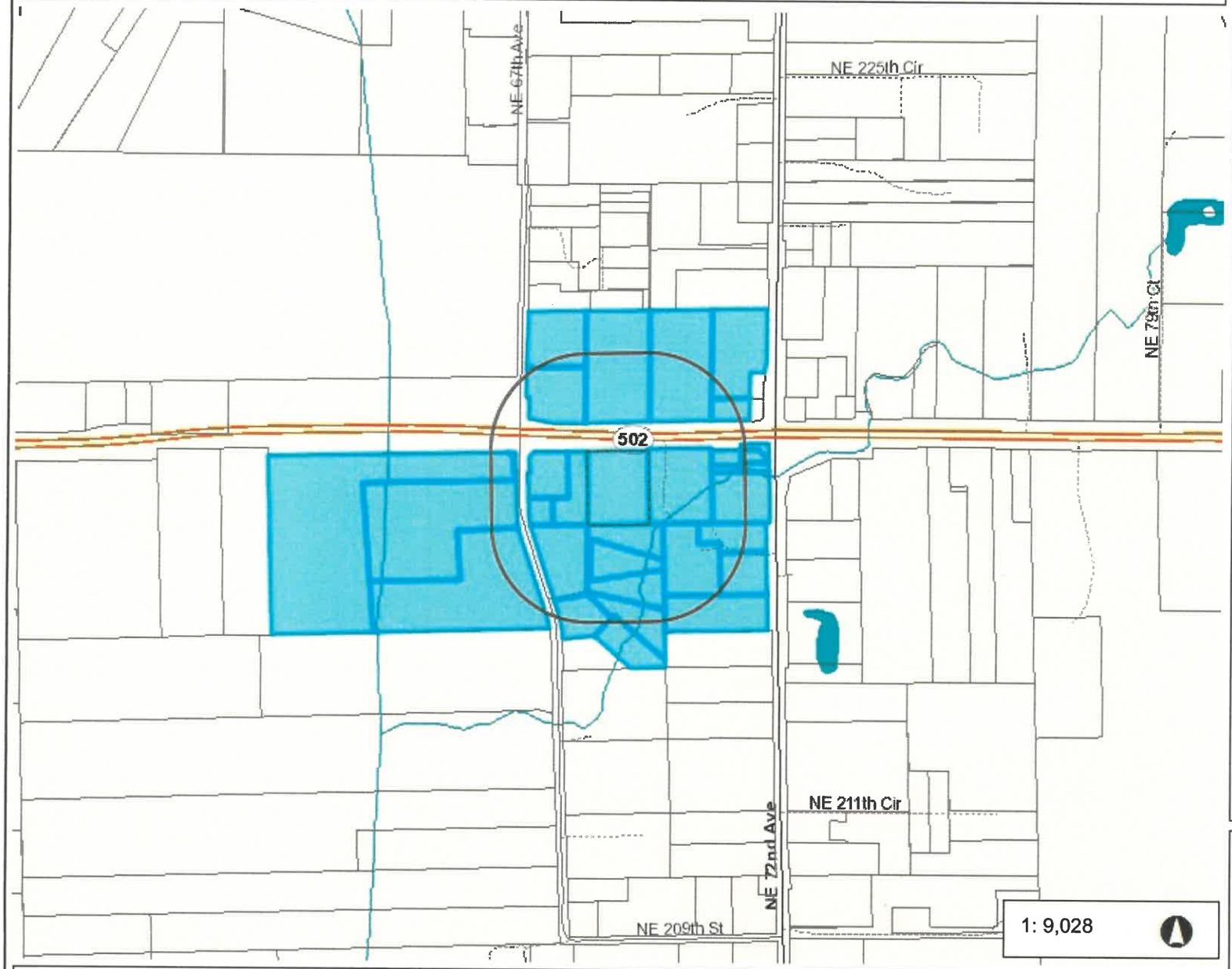
STERLING DESIGN, INC.

Sheet Description: PROPOSED SITE DEVELOPMENT PLAN w/EX. CONDITIONS

Project: DOLLARS CORNER CONTRACTOR STORAGE YARD SITE PLAN

04/23/20

Dollars Corner Contractor Yard 500' List



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

Parcels within 500 foot radius of the project.

1,504.7 0 752.33 1,504.7 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

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

A. Background

1. Name of proposed project, if applicable:

Dollars Corner Contractor Storage Yard

2. Name of applicant:

Joel Stirling

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

STERLING DESIGN, INC.
2208 E. Evergreen Blvd., Vancouver, WA 98661
Contact: Joel Stirling

4. Date checklist prepared:

February 7, 2020

5. Agency requesting checklist:

Clark County

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

Construction in summer of 2020

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. **No**

8. List any environmental information that has been or will be prepared related to this proposal. **None**

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain. **Yes, the WA Department of Ecology will approve an NPDES Permit for the project prior to commencing construction activities.**

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

Approval by Clark County for the proposed Land Use Type II Site Plan, Approval by Clark Public Utilities for Public Electricity and Public Water Service. The WA Department of Ecology will approve an NPDES Permit for the project prior to commencing construction activities on the project.

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 Dollars Corner Contractor Storage proposal is to develop approximately 2.8 acres of property (after deducting fence line encroachment areas), zoned CR-2, into a Contractor Storage Complex for storage of Construction Equipment and Materials along with a 40-foot x 80-foot Building for enclosed storage and a small management office. The property will be fully secured by a perimeter fence with one (1) automatic gated entry facing to the west accessing onto SR 502. The complex is not intended for customer traffic and is specific for the use by a Contractor Company for storage of Construction Equipment and Materials. No repair of Construction Equipment is proposed within the completed project.

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

    The proposed development is made up of one (1) parcel of land that is located in a portion of the NE 1/4 of Section 6, T3N R2E. The property address is 7001 NE 219th Street, Battle Ground, WA 98604.

B. Environmental Elements

Agency use only

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 and the approximate percentage of the slope? **8%**

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 property are mapped as Lauren Loam (LeB), by the Washington State Department of Ecology. The onsite soils are categorized within**

Soil Group 2 for WWHM12 calculations and the soils are suitable for construction of a Contractor Storage Yard Facility.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will take place as needed for construction of utilities, storage areas and other project infrastructure. Up to 30,000 cu.yds of grading could possibly take place during the project construction. Granular fill will be imported to the project for use as backfill, pavement base, and in other areas of the project as needed. All fill materials brought to the property will be from an approved source but that source is not known at this time.**

f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. **Yes, an erosion control plan will be prepared and approved by Clark County prior to commencing construction at the site.**

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? **Approximately 90%**

h. Proposed measures to reduce or control erosion, or other impacts to the earth include: **Obtaining an approved erosion control plan prior to commencing 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 construction related emissions will result from the project during site infrastructure construction. Following project infrastructure construction then there will be emissions from vehicles that are driving to and from the project, transporting Personal Property for storage.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. **None known**

c. Proposed measures to reduce or control emissions or other impacts to air: **None**

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, there is a seasonal Type F Stream located off the south easterly corner of the property.**

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **Yes, stormwater facilities will be constructed with an outfall located near an existing stormwater facility outfall from an adjacent property to the east which will flow into the existing seasonal stream.**

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. **No ground water will be withdrawn from the property but there will be some infiltration of Stormwater from the proposed**

Stormwater Management Facilities following development. All stormwater will be directed to water quality & quantity facilities as required by Clark County Code as part of the Stormwater Management Design. A septic system will be installed for the project also.

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. **A septic system will be installed for the project.**

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. **Stormwater runoff from the project infrastructure will all be collected and disposed of as required by Clark County Code. Stormwater runoff from the paved surfaces will be discharged to stormwater quality & quantity control facilities with the majority of the water being detained and slowly discharged to an existing seasonal stream located to near the south easterly corner of the property.**

Agency use only

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: **Project is providing stormwater quality & and quantity control facilities as required by Clark County Code.**

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? **Existing vegetation will be removed for infrastructure and replaced by a minimum of 10% Landscaping.**

c. List threatened or endangered species on or near the site. **None known.**

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

5. Animals

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

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

b. List any threatened or endangered species known to be on or near the site. **None**

Agency use only

c. Is the site part of a migration route? If so, please explain. **There are migration routes through out Clark County for various wild life. The Dollars Corner Contractor Storage Property is not located within a critical path for any migrating wild life.**

d. List proposed measures to preserve or enhance wildlife: **None**

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. **The project will use electricity for lighting and possibly a combination of natural gas and electricity for energy and 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: **None**

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe. **No**

1) Describe special emergency services that might be required. **None**

2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **Typical single-family noises to the south, traffic along SR 502, Commercial/Industrial Uses to the east & west, and vehicular 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. **Construction noise while infrastructure is being installed and vehicular noises associated with the storage facility 24 hours per day, 7 days per week. Infrastructure construction hours in Clark County are 7 am - 7 pm.**

Agency use only

3) Proposed measures to reduce or control noise impacts: **None**

8. Land and shoreline use

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

Currently the property is vacant land. Adjacent properties to the east and west are also zoned CR-2 and have commercial/industrial uses located on them. The property to the south is zoned single family residential RC-1 and has a single-family residence located on it.

b. Has the site been used for agriculture? If so, please describe. **The property likely was used for some sort of agriculture use at some point in the past but has been vacant land for the past 20+ years.**

c. Describe any structures on the site. **There are no structures on the property.**

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

e. What is the current zoning classification of the site? **CR-2**

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

g. What is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. **No**

i. How many people would reside or work in the completed project? **1 or 2 onsite managers will work in the completed project.**

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: **Project will be approved through Clark County.**

9. Housing

Agency use only

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **None**

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: **Project will comply with all requirements of Clark County Code.**

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? **35' is the maximum allowed by Clark County Building Code. Exterior building materials will likely be metal siding.**

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

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? **The project will have internal lighting for security but all lighting will be shielded from adjacent properties and only intended for security and usability of the property by the Contracting Company. It is not anticipated that the lighting or glare from the property will impact adjacent properties. Security lighting will be illuminated from dawn until dusk every day.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

c. What existing off-site sources of light or glare may affect your proposal? **Existing vehicular traffic on SR 502 & the adjacent commercial development lighting and associated vehicular traffic to the east and west.**

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? **There are multiple public trails and parks within the area.**

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: **None**

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. **Yes.**

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **Artifacts were discovered near the Property.**

c. Proposed measures to reduce or control impacts: **An Archaeological Pre-determination was completed on the property by Applied Archaeological Research and correspondence was provided to DAHP.**

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. **Project will be accessed from SR 502. SR 502 connects to Interstate 5.**

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No, more then 1 mile**

c. How many parking spaces would the completed project have? How many would the project eliminate? **Two (2) parking spaces**

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, SR 502 is improved to adequate pavement width for the proposal.**

e. Will the project use water, rail, or air transportation? If so, please describe. **No**

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.
Estimated traffic is 86 daily trips with 14 A.M. and 17 P.M. peak hour trips.

Agency use only

g. Proposed measures to reduce or control transportation impacts: **None**

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe. **Yes, development of the Urban Area will increase the need for fire protection and police protection.**

b. Proposed measures to reduce or control direct impacts on public services: **Impact fees are collected at the time of site infrastructure.**

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: **Public sanitary sewer & water service will be provided by the City of Vancouver and Public Electricity will be provided by Clark Public Utilities. The project will also utilize franchise utilities for natural gas, phone and cable TV.**

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: 02-07-20