

## 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:** September 3, 2019

**Closing date for public comments:** September 18, 2019

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:** Rubber & Plastics

**Case Number:** PSR-2019-00044

**Request:** Site plan approval to construct a new 72,000 square foot industrial/manufacturing building on 4.76 acres in the IL zone

**Location:** 7203 NE 47<sup>th</sup> Avenue, Parcels 99700, 99701, & 99702 in the Northeast Quarter of Section 12, Township 2, Range 1 East of the Willamette Meridian

Revised 8/28/19



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 564.397.2011  
[www.clark.wa.gov/development](http://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](mailto:ADA@clark.wa.gov)

**Owner:** Rodney Roalsen  
7401 NE 47<sup>th</sup> Avenue  
Vancouver, WA 98661  
**E-mail** - [rroalsen@beltservice.com](mailto:rroalsen@beltservice.com)

**Applicant:** CIDA  
Attn: Dustin Johnson  
15895 SW 72<sup>nd</sup> Avenue, #200  
Portland, OR 97224  
**Phone** - (503) 226-1285  
**E-mail** - [dustinj@cidainc.com](mailto:dustinj@cidainc.com)

**Comp Plan Designation:** I

**Neighborhood Contact:** Andresen/St. Johns - Inactive

**Staff Contact:** Richard Daviau  
PO Box 9810  
Vancouver, WA 98666-9810  
564.397.4895  
[richard.daviau@clark.wa.gov](mailto:richard.daviau@clark.wa.gov)

### Applicable code sections

Clark County Code: Title 15 (Fire Prevention), 40.200 (General), 40.230.085 (IL District), 40.320 (Landscaping), 40.340 (Parking), 40.350 (Transportation), 40.350.020 (Concurrency), 40.360 (Solid Waste), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.410 (CARA), 40.500 and 40.510 (Procedures), 40.520.040 (Site Plan), 40.550 (Road Modifications), 40.570 (SEPA), 40.570.080 (SEPA Archaeological), 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan

**Application Filing date:** June 18, 2019  
**Fully Complete date:** August 14, 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:** September 18, 2019

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

**Mail:** Attn: Richard Daviau  
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: richard.daviau@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:** 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](http://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 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 District 5  
Clark Public Utilities  
City of Vancouver - public sewer & water

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



DMV FILE NO. 14519  
 DWG

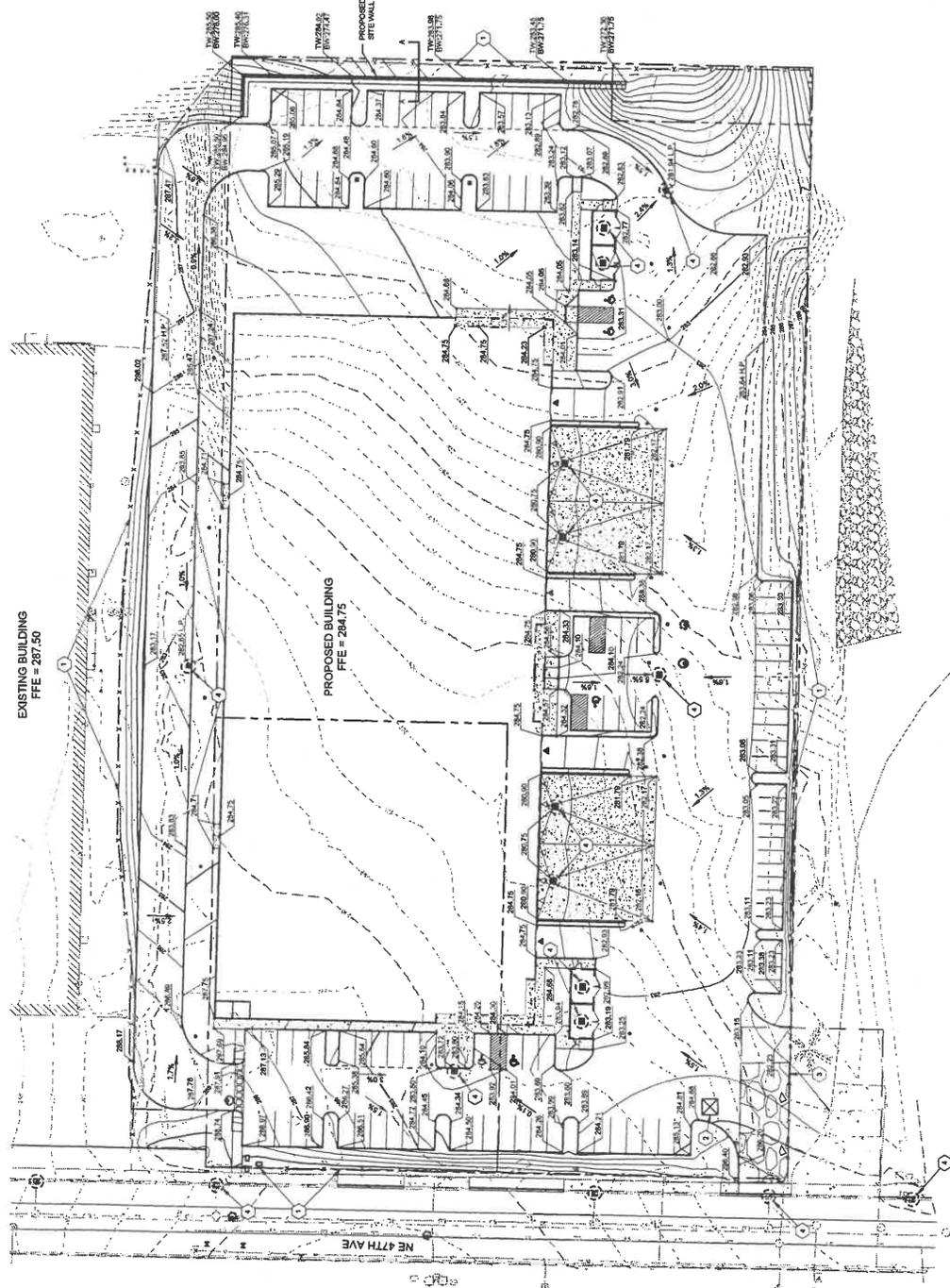
**CIDA**  
 CIVIL DESIGN ASSOCIATES  
 10000 1st Avenue, Suite 200  
 Vancouver, WA 98661  
 PHONE: 360.426.1234  
 FAX: 360.426.1235  
 WWW.CIDAUSA.COM

**RUBBER & PLASTICS**  
 98702  
 98702  
 VANCOUVER, WA 98661

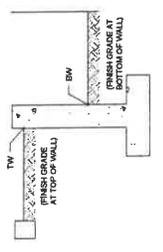
**030**  
 CIVIL PLAN  
 JOB NO. 1701302  
 © 2014 CIDA - ALL RIGHTS RESERVED

- LEGEND**
- PROPERTY LINE
  - PROPOSED EDGE OF SIDEWALK
  - PROPOSED PARKING STRIPING
  - PROPOSED EDGE OF CONCRETE
  - PROPOSED WALL
  - PROPOSED 4x4 CONCRETE DOCK
  - PROPOSED ADA PARKING SYMBOL
  - PROPOSED STORMWATER CATCH BASIN
  - PROPOSED WET BACK
  - PROPOSED CURB
  - PROPOSED NO PARKING STRIPING
  - PROPOSED CONCRETE
  - EXISTING MAJOR CONTOUR
  - EXISTING MINOR CONTOUR
  - EXISTING MINOR CONTOUR

- EROSION CONTROL CONSTRUCTION NOTES**
1. INSTALL AND MAINTAIN SEDIMENT FENCE PARALLEL TO SLOPE CONTOUR.
  2. APPLY TOP SOIL AND SEED OR CONCRETE WASHOUT OR CONSTRUCTION CONTRACTOR TO CLEAN OUT AREAS AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING THE DRAINAGE SYSTEM.
  3. WASHOUT WATER INTO STORM DRAINS OR COMBINED SEWER DRAINAGE.
  4. MAINTAIN EXISTING GRADES, CHANNELS AND/OR DRAINAGE CONSTRUCTION CONTRACTOR TO INSPECT, CLEAN AND MAINTAIN GRAVEL CONSTRUCTION ENTRANCE TO PREVENT SEDIMENT FROM LEAVING THE SITE THROUGHOUT CONSTRUCTION.
  5. INSTALL WOODEN INLET PROTECTION ON CATCH BASINS AND PREVENT SEDIMENT FROM ENTERING THE STORM SYSTEM THROUGHOUT CONSTRUCTION.



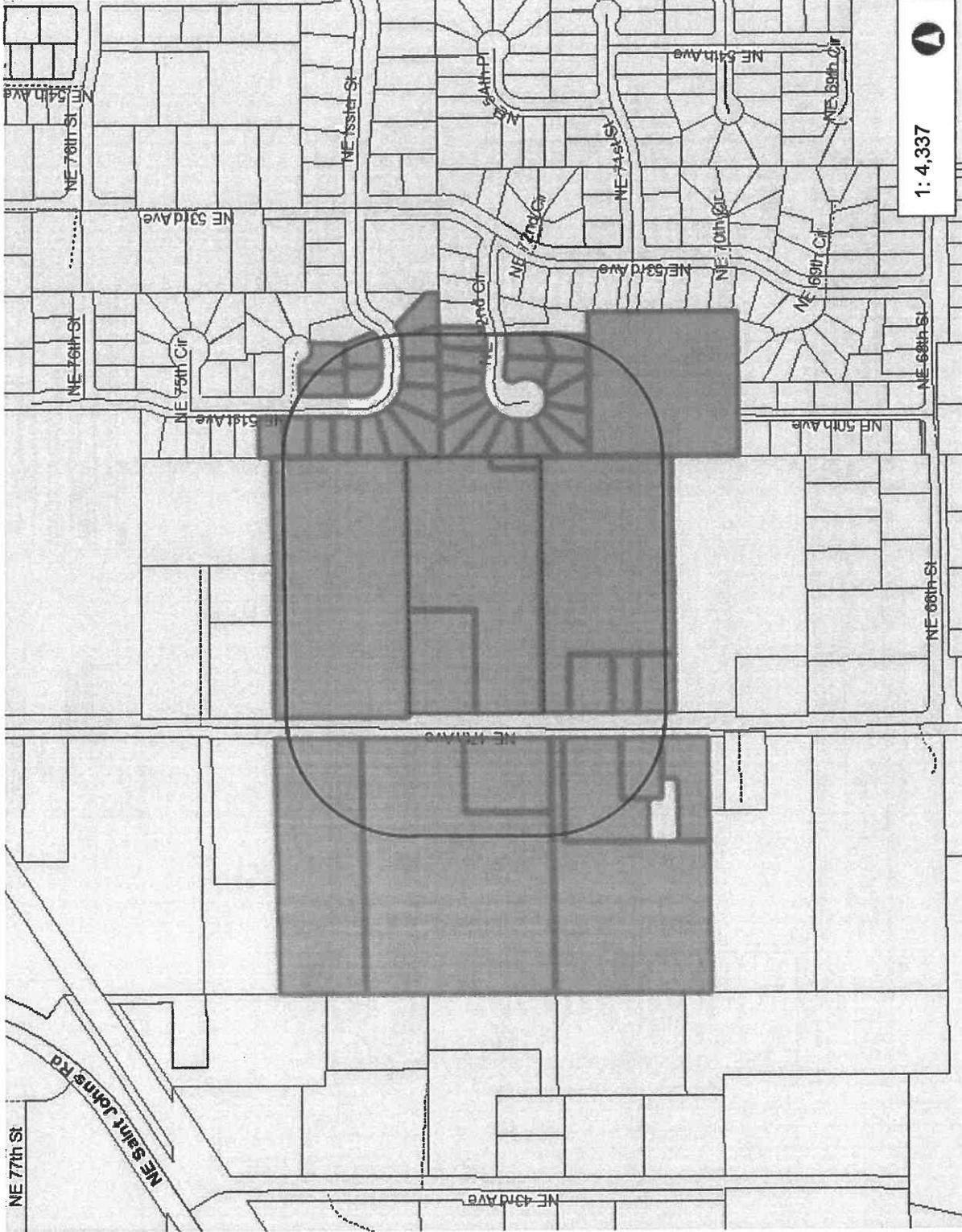
- SITE WALL NOTES**
1. FINAL WALL DESIGN WILL BE A DEFERRED SUBMITTAL BY THE CONTRACTOR.
  2. TOP OF WALL AND BOTTOM OF WALL ELEVATIONS ARE PROVIDED ARE TO FINISH GRADE AT TOP BACK OF WALL
  3. TW = FINISH GRADE AT TOP BACK OF WALL  
 BW = FINISH GRADE AT BOTTOM FACE OF WALL
  4. WALL TOP AND TOE GRADES ARE CALCULATED USING A BATTER OF 1:8. GRADES ARE TO FINISH GRADE AT TOP BACK OF WALL.
  5. SEE GEOTECHNICAL REPORT BY GEODESIGN DATED MARCH 2, 2018.



**WALL SECTION A-A DETAIL**  
 SCALE: 1/8" = 1'-0"



# Rubber & Plastics 300' List



1: 4,337

722.8

361.38

722.8 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>



## Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

Parcels within 300 foot radius of the project.

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 Checklist**

**Rubber & Plastics**  
Site Plan Review  
Clark County, WA

June 11<sup>th</sup>, 2019

## A. BACKGROUND

**1. Name of proposed project, if applicable:**

Rubber & Plastics

**2. Name of applicant:**

CIDA

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

CIDA

Attn: Dustin Johnson

15895 SW 72<sup>nd</sup> Avenue #200

Portland, OR 97224

503-226-1285

**4. Date checklist prepared:**

June 11, 2019

**5. Agency requesting checklist:**

Clark County

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

Construction is anticipated to begin in 2020 and be completed by fall of that year. No phasing is proposed.

**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 plans for future additions, expansion, or further activity related to or connected with this proposal.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

Pacific Habitat Services has prepared a Wetland Determination Memo to inform this SEPA checklist, which has been included as Exhibit A of this report. No other environmental information has been prepared or will be prepared in direct relation to this proposal.

**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.**

There are no pending applications 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.**

No government approvals or permits will be needed for this proposal.

- 11. Give brief, complete description 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 project is a 72,000-square foot, one-story speculative industrial building on an undeveloped 4.76-acre site in Clark County, Washington. The site consists of three tax lots (99701000, 99702000 and 99700000), which will be consolidated to one tax lot concurrently with land use review. The building will be occupied by a mix of warehouse and manufacturing tenants with accessory office spaces. While the tenant mix is unknown at this time, the project is being designed to accommodate a tenant mix of fifty percent manufacturing and fifty percent warehouse, including accessory office space for each. Outdoor uses are not proposed. Site improvements include new landscaping, paved surface parking, truck loading areas, fire access road (accessing property to the north under the same ownership) and on-site storm facilities.

- 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 applications related to this checklist.**

The site is located at 7220, 7203 and 7205 NE 47<sup>th</sup> Avenue and includes parcels 99701000, 99702000, and 99700000 in the Northeast Quarter Section 12, Township 2, Range 1 East of the Willamette Meridian. A legal description is included as Exhibit B of this report. A site plan, vicinity map, and topographic map are provided in the plan set, Section 7 of the Rubber & Plastics application package.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

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

The site and surrounding area are relatively flat. There is an area of steep (56 percent) slope at the southwest corner of the site.

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

Currently, the steepest slope on site is 56 percent, at the southeast portion of the site. After site grading proposed with this development, the steepest slope will be 50 percent.

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

According to the Geotechnical Report, included in Section 8 of the Rubber & Plastics application package, the subsurface conditions at the site consist of approximately 4.5 to 7.0 feet of sandy silt overlying silty sand to the maximum depth explored. The sandy silt layer contains some clay. Sand particles are generally fine. Standard Penetration Test results indicate that the sandy silt soil is generally medium stiff with some soft and stiff zones and the silty sand soil is generally medium dense with some loose zones. Laboratory testing indicated moisture contents between 27 and 30 percent in the silt layer and between 14 and 30 percent in the sand soil. Silt and clay content in select samples of the sand soil ranged from 16 to 43 percent. The "Exploration Key" (Table A-1) and "Soil Classification System" (Table A-2), included in the appendix of the Geotech Report, provide details on soil classifications for the site. This proposal will not result in the removal of any soils of agricultural long-term commercial significance.

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

According to the Site Class Map of Clark County, included as Exhibit C of this report, the ground shaking amplification at the site is rated as Class D. Seismic site classes range from A to F, with E and F generally having the highest relative ground amplification. According to Vancouver Municipal Code (VMC) 20.740.130(A), sites with designations of C to D, D, D to E, or F are considered seismic hazard areas. A Site Class D is consistent with the results of the Geotechnical Report, included as Section 8 of the Rubber & Plastics application package, and the parameters provided in the "Seismic Considerations" section of that report can be used for seismic design.

According to the Earthquake Liquefaction Susceptibility Map of Clark County, included as Exhibit D of this report, the site is described as having very low to low liquefaction susceptibility. However, the Geotechnical Report, indicates that up to two inches of liquefaction-induced settlement is possible in the saturated sand layers during the design earthquake event.

As explained in the Geotechnical Report, lateral spreading, fault rupture, landslides or bank erosion hazards are not considered hazards for the site.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The total site earthworks is approximately 23,400 cubic yards of excavation and 23,400 cubic yards of fill. Any import fill material required for the project will be sourced from a site local to the area or aggregate base.

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

Erosion could occur through site grading and construction. Erosion control mechanisms such as inlet protection, sediment fencing, and gravel construction entrances will be utilized. The erosion control plan for the project is shown on Sheet C3.0 of the plan set.

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

After project construction, 78% of the site will be covered with impervious surface.

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

Erosion control mechanisms such as inlet protection, sediment fencing, and gravel construction entrances will be utilized. The erosion control plan for the project is shown on Sheet C3.0 of the plan set.

## 2. Air

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

During construction some dust could be expected, though erosion control prevention measures will be implemented in accordance with Clark County Code to control these instances. Additionally, there will be exhaust fumes from construction equipment during construction activities. When the project is completed, emissions are expected to be limited to vehicle exhaust from traffic generated by the development. The tenant mix for the site has yet to be determined but will consist of allowed uses for the zone; future users of the site will comply with applicable regulations regarding emissions.

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

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

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

The applicant will use best management practices and will comply with any local requirements to limit dust during construction.

## 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 surface water bodies or wetlands were observed within the property or in the immediate vicinity of the 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.**

The project will not require work over, in, or adjacent to surface water bodies.

- 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.**

No fill or dredge material will be placed in or removed from surface water or wetlands.

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

This proposal will not require surface water withdrawals or diversions.

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

Per FEMA FIRM Panel 53011C0386D, the entire site is in Zone X, Area of Minimal Flood Hazard and does not lie within the 100-year floodplain.

- 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 production waste materials are proposed to be discharged to surface or ground waters. All sanitary sewer discharges will be made directly to public facilities. Stormwater will be controlled according to an approved stormwater control plan.

**b. Ground:**

- 1) **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

The proposed use will connect to and utilize City of Vancouver water supply and will not rely on a well for water supplies. The site will connect to existing public

water, sanitary sewer and storm lines. Stormwater will be discharged to groundwater via infiltration facilities and, during large storm events, runoff unable to be infiltrated will be discharged to the County's public storm line NE 47th Ave.

- 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.**

No waste materials will be discharged directly into the ground. The proposed development will be served by sanitary sewer.

**c. Water runoff (including stormwater):**

- 1) **Describe the source of runoff (including stormwater) 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.**

Stormwater runoff will be collected via catch basins. Infiltration will be utilized to the greatest extent possible and overflow will be directed to the public storm line in NE 47<sup>th</sup> Avenue. See Sheet C4.0 of the plan set for details.

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

Solid waste will be stored in the proposed trash enclosures and disposed of in accordance with Clark County Code Chapter 40.360. Waste materials will not enter ground or surface waters if Best Management Practices (BMP) facilities are constructed, used, and maintained properly.

- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No, the proposal will not alter or affect drainage patterns in the vicinity of the site. The proposal will infiltrate stormwater on-site meeting Clark County's stormwater code; runoff from large storm events unable to be infiltrated will discharge to the public storm system in NE 47th Ave.

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

The proposed development includes a stormwater control plan (see Sheet C4.0 of the plan set) that will meet requirements of the Clark County code, including filtration and detention.

#### **4. Plants**

a. **Check the types of vegetation found on the site:**

— **Deciduous tree: Alder, maple, aspen, other**

Norway maple (*Acer platanoides*)  
Black cottonwood (*Populus trichocarpa*)  
Cherry (*Prunus avium*)  
English walnut (*Juglans regia*)  
Black walnut (*Juglans nigra*)  
Cascara (*Rhamnus cathartica*)  
Tree-of – Heaven (*Ailanthus altissima*)  
English hawthorn (*Crataegus monogyna*)

— **Evergreen tree: Fir, cedar, pine, other**

Douglas fir (*Pseudotsuga menziesii*)  
Spruce (*Picea* spp.)

— **Shrubs**

Himalayan blackberry (*Rubus bifrons*)  
Hazel (*Corylus avellana*)  
Vine maple (*Acer circinatum*)  
Weeping birch (*Betula pendula*)  
Oregon crabapple (*Malus fusca*)  
Scouler's willow (*Salix scouleriana*)  
Scots broom (*Cytisus scoparius*)  
English hawthorn (*Crataegus monogyna*)  
Serviceberry (*Amelanchier alnifolia*)  
Spirea (*Spiraea douglasii*)  
Rose (*Rosa* spp.)

— **Grass**

Tall fescue (*Schedonorus arundinacea*)  
Reed canarygrass (*Phalaris arundinacea*)  
Orchardgrass (*Dactylis glomerata*)  
Bentgrass (*Agrostis capillaris*)  
Velvetgrass (*Holcus lanatus*)  
Sweet Vernalgrass (*Anthoxanthum odorata*)  
California brome (*Bromus carinatus*)  
Red fescue (*Festuca rubra*)  
Hairgrass (*Aira elegans*)  
Oatgrass (*Arrhenatherum elatius*)

— **Pasture**

Queen Anne's Lace (*Daucus carota*)  
Cats-ear (*Hypochaeris radicata*)  
Ox-eye daisy (*Leucanthemum vulgare*)  
Blue-pod lupine (*Lupinus polyphyllus*)  
Red clover (*Trifolium pretense*)  
English plantain (*Plantago lanceolata*)

Poison hemlock (*Conium maculatum*)  
Sheep sorrel (*Rumex acetosella*)  
Curly dock (*Rumex crispus*)  
Fireweed (*Epilobium angustifolium*)  
Goldenrod (*Euthamia occidentalis*)  
Goatsbeard (*Tragopogon porrifolius*)  
Dandelion (*Taraxacum officinale*)  
Tansy ragwort (*Jacobaea vulgaris*)  
Bracken (*Pteridium aquilinum*)  
Hairy vetch (*Vicia hirsuta*)  
Bird's-foot trefoil (*Lotus corniculatus*)  
Canada thistle (*Cirsium arvense*)

— **Crop or grain**

None

— **Orchards, vineyards or other permanent crops.**

None

— **Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other**

Douglas spirea (*Spiraea douglasii*)

Bird's-foot trefoil (*Lotus corniculatus*)

Weeping birch (*Betula pendula*)

— **Water plants: Water lily, eelgrass, milfoil, other**

None

— **Other types of vegetation**

None

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

The proposed development will cover an open grassland area. The development will remove all existing vegetation on the site, and landscaping will be installed in the areas shown on the Landscape Plan, Sheet L1.0 of the plan set. After project construction, 78% of the site will be covered with impervious surface.

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

Habitat for threatened and endangered species is not present on or nearby the site

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

The development requires removal of existing vegetation on the site and landscaping will be installed in the areas shown on the Landscape Plan, Sheet L1.0 of the plan set. The proposed landscaping plan has been designed in compliance with Clark County Development Code requirements. Proposed native plants include Western Red Cedar, Western Hemlock, Compact Strawberry Tree, Pacific Wax Myrtle, Atroviren Western Red Cedar, and Creeping Mahonia.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

Poison hemlock (*Conium maculatum*)  
Scots broom (*Cytisus scoparius*)  
Tansy ragwort (*Jacobaea vulgaris*)  
Ox-eye daisy (*Leucanthemum vulgare*)  
Himalayan blackberry (*Rubus bifrons*)  
Reed canarygrass (*Phalaris arundinacea*)  
Canada thistle (*Cirsium arvense*)

## 5. Animals

- a. **List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:**

**Birds: Hawk, heron, eagle, songbirds, other:**

Robin (*Turdus migratorius*)  
Crow (*Corvus brachyrhynchos*)  
Scrub-jay (*Aphelocoma californica*)  
Eurasian collared dove (*Streptopelia decoct*)

**Mammals: Deer, bear, elk, beaver, other:**

Housecat (*Felis catus*)

**Fish: Bass, salmon, trout, herring, shellfish, other: None**

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

Habitat for threatened and endangered species is not present on or nearby the site

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

The site is not part of a migration route.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

No measures are proposed to preserve or enhance wildlife, as the site is not a wildlife habitat and threatened or endangered species have not been observed on site.

- e. **List any invasive animal species known to be on or near the site.**

There are no invasive animal species known to be on or near the site.

## 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 proposed development will require the use of electric and natural gas. The future development on site will utilize electricity for lighting and general purposes, and natural gas for heating and cooling.

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

This project is not anticipated to affect the potential use of solar energy by adjacent properties. There are no known solar power facilities in the nearby area.

- 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:**

No specific energy conservation features are included in the proposal at this time. Construction on site will be designed to comply with any applicable State-adopted codes and policies related to energy conservation.

## **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, describe.**

The proposed development is an industrial building. Tenants have yet to be determined but the site is expected to be occupied by a mix of warehouse and manufacturing tenants with accessory office spaces. Warehouse, manufacturing and accessory office are allowed uses for the Light Industrial zone and future users will comply with applicable regulations regarding environmental health hazards. The development will require truck and trailer maneuvering and parking areas. The development is not expected to produce any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste.

- 1) **Describe any known or possible contamination at the site from present or past uses.**

The site is currently vacant. Aerial photos from Clark County Maps Online show that the site has been a vacant field since at least 1998. There is no known contamination on-site.

- 2) **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known existing hazardous chemicals or conditions on-site that might affect project development and design.

- 3) **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

There are no specific toxic or hazardous chemicals that are expected to be stored, used or produced with the future industrial use of the site.

- 4) **Describe special emergency services that might be required.**

No special emergency services are required since the development is not expected to require regular or substantial use of materials that would qualify as an environmental health or fire hazard.

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

No specific environmental health hazards are expected to be produced by the development. The applicant will comply with any code requirements to reduce or control environmental health hazards.

**b. Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

No noises are known to exist in the area that would affect the project. General noise in the vicinity is primarily from traffic on NE 47<sup>th</sup> Avenue. Traffic levels in the vicinity are not expected to negatively impact the future use of the property.

- 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.**

Construction and land clearing equipment and construction noises are expected for the short-term. Truck circulation and loading noises are expected for the long-term.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Hours of construction will be determined by any applicable City code requirements.

**8. Land and shoreline use**

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site is currently a vacant field. No structures or impervious surface areas exist on site. The site is adjacent to industrial developments to the north, west, and south, and to single-family residential homes to the west. Activity on-site will occur indoors, with the exception of vehicle circulation and loading. The development will comply with setback, screening, and buffer requirements, as demonstrated in the Site Plan Review narrative, Section 4 of the Rubber & Plastics application package. The proposed development is not anticipated to affect current land uses on nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The site is a vacant field. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal. The site has not been used as working farmlands or forest lands in recent years. It is unknown whether the site was historically used as farm or forest lands. Aerial photos from Clark County Maps Online show that the site has been a vacant field since at least 1998.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:**

There are no surrounding working farm or forest lands.

- c. Describe any structures on the site.**

There are no existing structures on site.

- d. Will any structures be demolished? If so, what?**

There are no existing structures on site.

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

The site is zoned Light Industrial (IL).

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

The site has a comprehensive plan designation of Industrial.

- g. If applicable, what is the current shoreline master program designation of the site?**

There are no current shoreline master program designations for this site; this criterion is not applicable.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

The site is located in a Category 2 Critical Aquifer Recharge Area. There are no other critical areas on site.

**i. Approximately how many people would reside or work in the completed project?**

No residences are proposed. The proposed development is a speculative industrial building and the tenant mix is unknown at this time. It is anticipated that a range of 40 to 100 employees may work in the completed project, depending on the tenant mix.

**j. Approximately how many people would the completed project displace?**

The site is currently vacant; therefore, this project will not result in displacement.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

No displacement impacts are anticipated.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

The site has a comprehensive plan designation of Industrial and a zoning designation of Light Industrial. The site is not located within any plan areas or zoning overlays. The anticipated use and preliminary site design are consistent with the current county comprehensive plan and applicable zoning code standards for the site. This SEPA checklist is submitted concurrently with a Site Plan Review. The Site Plan Review narrative and associated documents demonstrate consistency with applicable Clark County Unified Development Code standards; approval of this application will demonstrate that the proposal is compatible with land use planning requirements for the site.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

There are no known nearby agricultural or forest lands of long-term commercial significance. The project will comply with applicable provisions of the county's municipal code and Comprehensive Plan, as well as conditions imposed with project approval, to ensure the development is compatible with nearby areas.

## **9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

No housing is proposed on site.

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

The site is currently vacant; no housing will be eliminated as a result of this project.

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

This proposal will result in an industrial development in an industrially zoned area. The nearest residential area is to the east of the site. The building will be setback approximately 145 feet from the east property line.

## 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?**

The future development will include a two-story industrial building, with a maximum height of 35 feet. The principal materials proposed are painted concrete, brick, and metal siding. See Sheet A2.1 of the plan set for details.

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

The project will not obstruct or alter views in the vicinity. The proposed building will vary between 30 and 35 feet in height. The proposed building height is comparable to and compatible with other nearby industrial developments, which range from approximately 20 to 30 feet in height. The site is adjacent to industrial developments to the north, west, and south, and to developed single-family residential neighborhoods to the east. There are no view corridors or scenic areas nearby that the building might block.

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

The project will be designed with landscaping, screening and architectural features that meet or exceed local minimum requirements. The proposed development will be an industrial building in an industrial zoned area and will be visually compatible with adjacent industrial developments to the north, west, and south. The proposed building design will provide some architectural variety through varying building materials, as shown on Sheet A2.1 of the plan set. Screening of the development from the adjacent residential areas to the east will be accomplished by a 10-foot wide landscaped buffer area consistent with L3 landscaping requirements in the Clark County code.

## 11. Light and glare

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

With the exception of loading and vehicle circulation, the activities conducted for the proposed use are expected to occur indoors. Lighting produced on-site will consist of typical outdoor lighting for buildings and vehicle circulation areas and lights from vehicles maneuvering on-site. Operating hours are yet to be determined. Future users of the site will comply with applicable regulations regarding site lighting.

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

No lighting or glare will be produced by the finished project that will create a safety hazard or interfere with views. On-site lighting will be shielded and located to avoid glare on adjacent properties. Vehicle parking areas will be screened in accordance with the Clark County Unified Development Code in order to avoid impacts on adjacent properties. No other sources of lighting or glare will be produced on site.

**c. What existing offsite sources of light or glare may affect your proposal?**

There are no known off-site sources of light or glare that would affect this proposal.

**d. Proposed measures to reduce or control light and glare impacts, if any:**

On-site and street lighting will be shielded and located to avoid glare on adjacent properties. Vehicle parking areas will be screened in accordance with Clark County Unified Development Code in order to avoid impacts on adjacent properties. All proposed lighting will be designed to meet county outdoor lighting requirements, mounting heights and wattage. Outdoor uses are not proposed, therefore other sources of lighting or glare impacts are not expected to be produced on site.

## **12. Recreation**

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

There are no designated or informal recreational opportunities in the immediate vicinity. The areas to the north, west, and south of the site are developed with industrial uses. The properties to the east are developed with single-family residences.

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

The proposed development is located on a vacant site; no recreational uses will be displaced by this project.

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

No measures are proposed to reduce or control impacts on recreation as no impacts are anticipated.

## **13. Historic and cultural preservation**

**a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are no buildings or structures located on the site. Aerial photos from Clark County Maps Online show that the site has been a vacant field since at least 1998. There are no known historic sites near the site. Clark County's Historic Sites mapping website shows no historic sites near the development site.

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

An archaeological predetermination study was conducted for the project, which is included as Section 20 of the Rubber & Plastics application package; no evidence of an archaeological site was present. No pre-contact or historic-period archaeological sites or isolates are recorded within the project area.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

Archaeological Investigations Northwest, Inc. (AINW) completed an archaeological predetermination study, including a background review, and surface and subsurface investigations; the archaeological predetermination study is included as Section 20 of the Rubber & Plastics application package. The pedestrian survey and shovel testing of the project area was performed by AINW in May 2019. No historic-period or pre-contact artifacts were encountered on the surface of the project area or in subsurface probes.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

It is unlikely that the project will impact cultural resources. The archaeological predetermination study (Section 20 of the Rubber & Plastics application package) found no evidence of an archaeological resource, and no historic built resources are within the project area.

#### 14. Transportation

- a. **Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.**

The subject site fronts and will take access from NE 47th Avenue to the west of the site. The site is located between NE 78<sup>th</sup> Street and NE Minnehaha Street, which are approximately 0.25 miles to the north and 0.4 miles south of the site, respectively, via NE 47<sup>th</sup> Avenue. The site is situated between the I-5 and I-205 highways; I-5 is approximately 2.25 miles west of the site, accessible via NE 78<sup>th</sup> Street, and I-205 is approximately 1.75 miles to the east via NE 78<sup>th</sup> Street to NE Padden Parkway.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

The C-tran busline #78 runs along NE 78<sup>th</sup> Street, with stops approximately 0.3 miles away from the site. The C-tran busline #25 runs along NE St Johns Road to the west of the site; bus stops for #25 are approximately 0.4 miles from the site along St Johns Road, accessible from NE 78<sup>th</sup> Street.

- c. **How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?**

There are no existing parking spaces on the site, so the development will not eliminate parking spaces. As shown Sheet C2.0 of the plan set, 90 parking spaces are proposed with this project.

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

No new streets or improvements to existing streets will be required with this proposal. See the Transportation Impact Analysis, included as Section 13 of the Rubber & Plastics application package, for details.

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

The proposal will utilize trucks for transportation operations; no water, rail or air transportation will be utilized for this project.

- f. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

As shown on the Transportation Impact Analysis, included as Section 13 of the Rubber & Plastics application package, the proposed development was forecasted to generate 45 a.m. peak hour trips, 48 p.m. peak hour trips and 283 daily trips. Peak hours were considered to be between 7:00 am and 9:00 am and 4:00pm and 6:00pm. The report does not specify what percentage of the volume would be trucks. The analysis scenarios were selected according to the requirements of Clark County's impact analysis policy. Future trips generated by the project were forecast using trip generation rates found in the 10th Edition of Trip Generation (ITE, 2017). Land use code 140, Manufacturing, was used to calculate the trips that would be generated by the proposed development.

- g. **Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

The proposed development is in an industrial zoned area. There are no agricultural or forest product uses nearby. The project is not expected to interfere with, affect or be affected by the movement of agricultural and/or forest products.

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

As explained in the Transportation Impact Analysis, included as Section 13 of the Rubber & Plastics application package, all study intersections and street segments were shown to meet Clark County concurrency requirements for operational standards in scenarios where project traffic was added. No off-site mitigation is required to add capacity at existing intersections. Therefore, no off-site traffic mitigation is proposed. The applicant will follow applicable Clark County Development Code parking lot design, access, and circulation standards to ensure on-site traffic circulation does not cause off-site transportation impacts.

**15. Public services**

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

Future development on-site will need fire and police protection. The site is located in Clark County Fire District 5.

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

It is expected that the increased tax revenue from the site will compensate for the relative demand for public services resulting from the proposed project and no measures are proposed to reduce or control direct impacts on public services.

**16. Utilities**

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

Storm, sewer, water, gas, electricity, and communication lines are available to serve the site from NE 47<sup>th</sup> Avenue.

**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.**

No public improvements are required to serve this project. The proposed development will connect to existing storm, sewer, water, gas, electricity, and communication lines in NE 47<sup>th</sup> Avenue.

**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:**

A handwritten signature in black ink, appearing to read 'Kaitlin Berger', with a long horizontal flourish extending to the right.

**Kaitlin Berger, AICP  
Land Use Planner**

**Date Submitted: June 11, 2019**