

## 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: November 5, 2019**

**Closing date for public comments: November 20, 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.

<b>Project Name:</b>	<b>Vancouver Logistics</b>
<b>Case Number(s):</b>	<b>PSR-2019-00067</b>
<b>Request:</b>	The applicant requests site plan approval for a 164,125 square foot warehouse building located in the Light Industrial Zone.
<b>Address:</b>	9013 NE 72 <sup>nd</sup> Avenue, Vancouver, WA 98662
<b>Parcel number(s):</b>	155768-000

**Revised 11/4/2019**



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)

**Applicant:** Sheri Greene, AHBL  
2215 N. 30<sup>th</sup> Street #300  
Tacoma, WA 98403  
[sgreene@ahbl.com](mailto:sgreene@ahbl.com)

**Owner:** NW Natural Gas Company  
220 NW 2<sup>nd</sup> Avenue  
Portland, OR 97209

**Contact Person:** Bart Brynestad, PE  
2215 N. 30<sup>th</sup> Street #300  
Tacoma, WA 98403  
[bbrynestad@ahbl.com](mailto:bbrynestad@ahbl.com)

**Staff contact:** Bryan Mattson, Planner II  
564.397.4319  
[bryan.mattson@clark.wa.gov](mailto:bryan.mattson@clark.wa.gov)

**Neighborhood Association/Contact:** Sunnyside Neighborhood Association  
Judy Bumbarger-Enright, president  
360.699.2050  
Email: [sunnysidenava@yahoo](mailto:sunnysidenava@yahoo)

### Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.085 (Employment Districts), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.340 (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 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.040 (Site Plan Review), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health).

**Application Filing date:** August 9, 2019  
**Fully Complete date:** September 30, 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:** November 20, 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: Bryan Mattson, 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: bryan.mattson@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/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: Fire District 6  
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

# VANCOUVER LOGISTICS

A PORTION OF SE 1/4 OF SEC. 21 AND THE NE 1/4 OF SEC. 28, TWN. 4 N., RGE. 01 E. W.M.,  
CITY OF RIDGEFIELD, CLARK COUNTY, WASHINGTON.



**VANCOUVER LOGISTICS**  
 2015 North 20th Street, Suite 200, Tacoma, WA 98402  
 360.235.0710  
 www.vancouverlogistics.com

**PANATTONI DEVELOPMENT COMPANY, INC.**  
 1803 ROCKY HILL DRIVE, SUITE 100  
 TACOMA, WA 98402  
 CONTACT: BRENDAN HANSON  
 (253) 738-8343

SEPA SITE PLAN  
 SEPTEMBER 11, 2019



STATISTICAL BREAKDOWN	
PROPOSED BUILDING AREA	164,125 SF (3.76 AC)
PROPOSED PARKING/DRIVEWAY AREA	111,933 SF (2.54 AC)
PROPOSED LANDSCAPE AREA	442,500 SF (10.07 AC)
TOTAL SITE IMPERVIOUS AREA	817,558 SF (18.70 AC)
20 FT BUFFER - TOTAL	11,480 SF (0.26 AC)
100 FT BUFFER - TOTAL	15,000 SF (0.34 AC)
TOTAL BUFFER AREA REQUIRED	26,480 SF (0.60 AC)
TOTAL BUFFER AREA AVAILABLE	26,480 SF (0.60 AC)
TOTAL BUFFER AREA REQUIRED	26,480 SF (0.60 AC)
TOTAL BUFFER AREA AVAILABLE	26,480 SF (0.60 AC)
ZONE	L LIGHT INDUSTRIAL

**PROPERTY OWNER**  
 NORTHWEST NATURAL GAS  
 10000 10TH AVENUE, SUITE 100  
 PORTLAND, OR 97203  
 PHONE: 754-8889  
 CONTACT: WYNNE PIPES

**DEVELOPER**  
 PANATTONI DEVELOPMENT COMPANY, INC.  
 1803 ROCKY HILL DRIVE, SUITE 100  
 TACOMA, WA 98402  
 CONTACT: BRENDAN HANSON

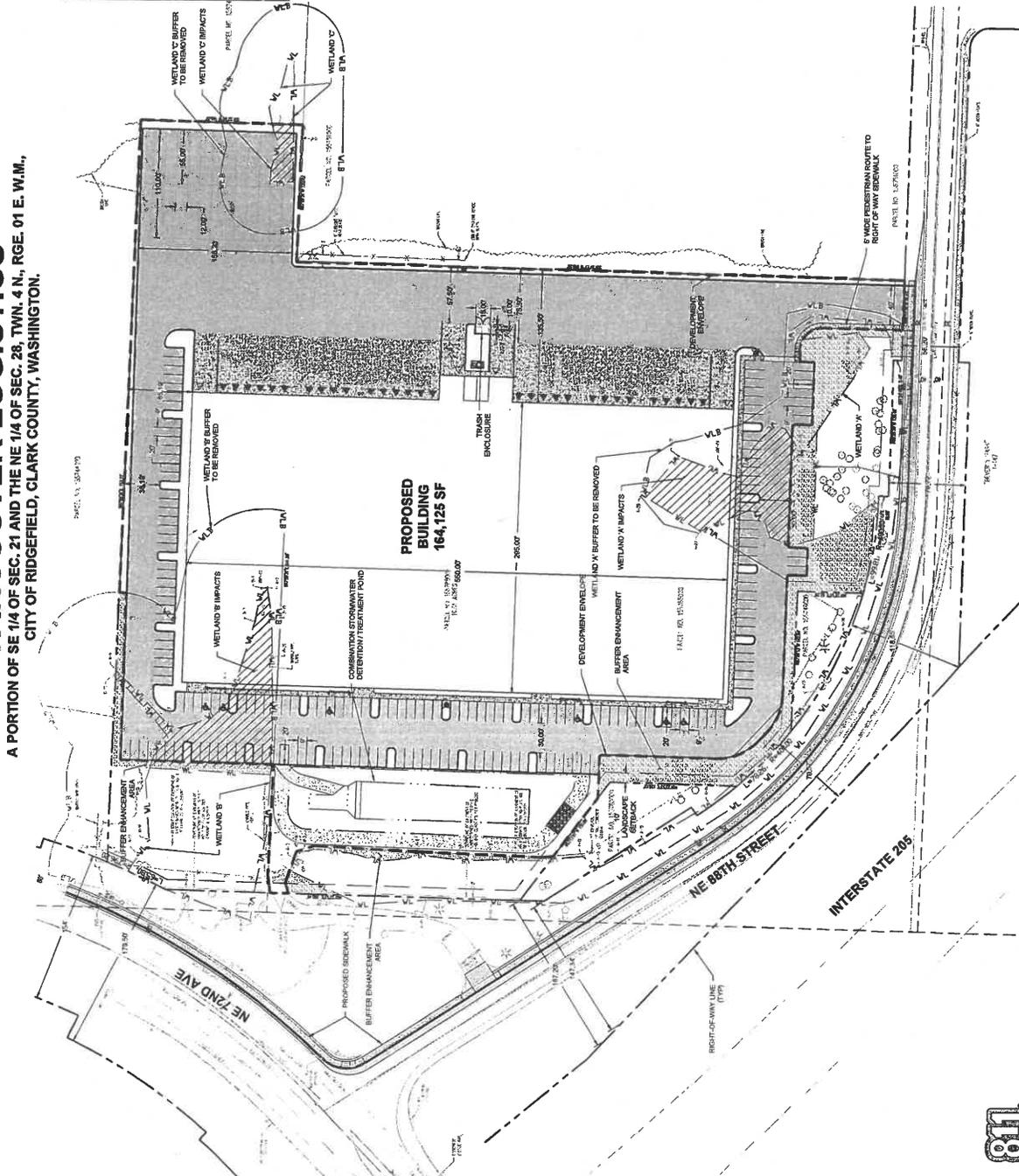
**CIVIL ENGINEER / APPLICANT**  
 AREL ENGINEERS, PLANNERS, & SURVEYORS  
 1000 10TH AVENUE, SUITE 100  
 PORTLAND, OR 97203  
 PHONE: 754-8889  
 CONTACT: SARA BRYNESTAD, P.E. / ASHER GREENE

**WETLAND MITIGATION NOTE**  
 REFER TO SEPARATE WETLAND REPORT FOR  
 IDENTIFICATION OF WETLANDS, BUFFER IMPACT AREAS,  
 AND ENHANCEMENT AREAS.

**SIGHT DISTANCE NOTE**  
 REFER TO SEPARATE TRAFFIC IMPACT ANALYSIS FOR  
 THE SIGHT DISTANCE ANALYSIS.

**SITE AREA**  
 BUILDING AREA: 164,125 SF (3.76 AC)  
 TOTAL SITE AREA: 442,500 SF (10.07 AC)

**BUILDING NOTE**  
 WAREHOUSE WITH AUXILIARY OFFICE,  
 STORAGE, AND TRUCK BAY WITH FIRE SUPPRESSION  
 SYSTEM.

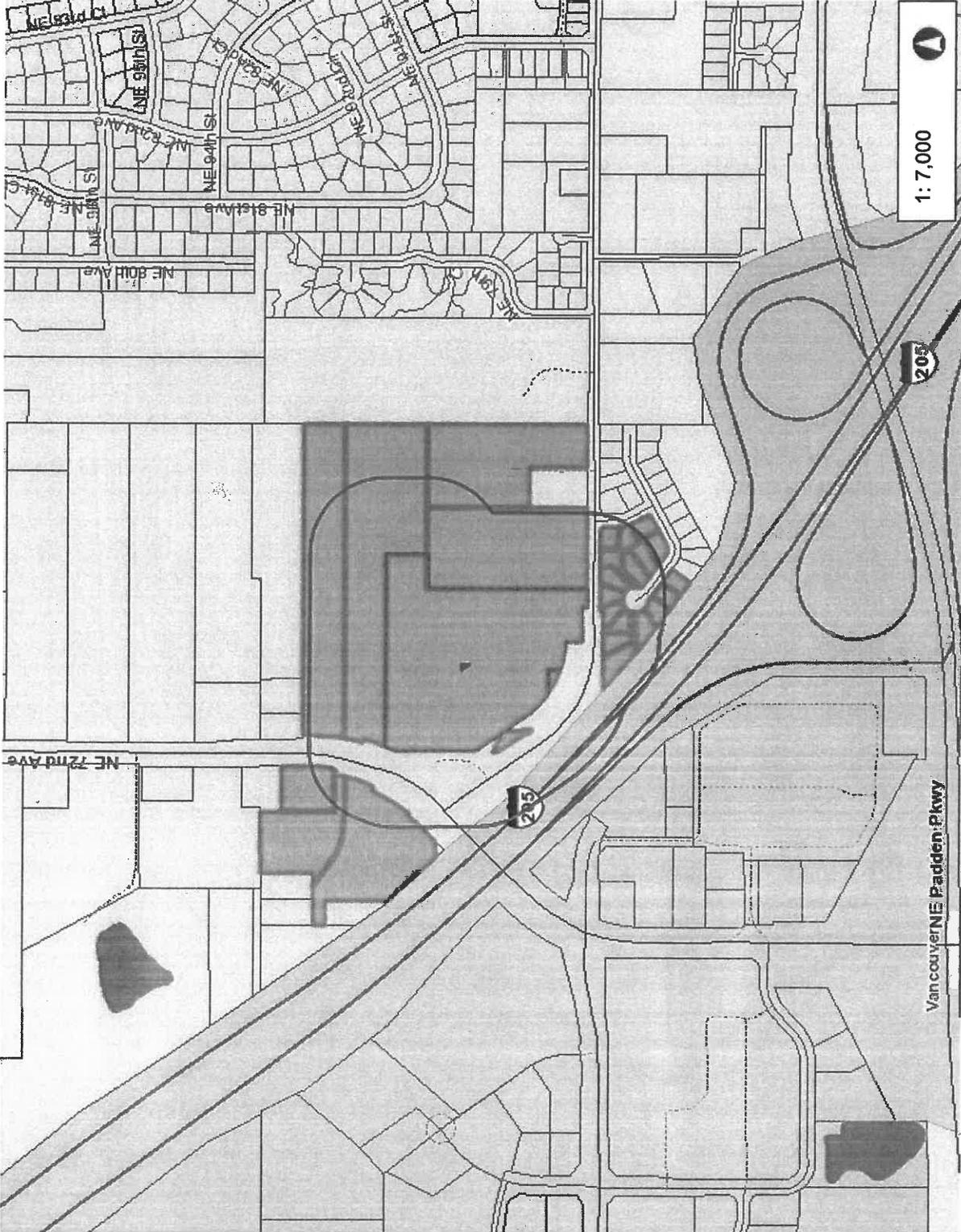


Drawn By: [Name]  
 Checked By: [Name]  
 Sheet No: **C1.0**  
 3 of 8 Sheets



Know what's below.  
 Call before you dig.  
 DATE: September 11, 2019 FILENAME: C:\2019\SEPA\190328\190328\_C1\_P001\_SEPA\190328-SH-SITE.dwg

# Vancouver Logistics 300' List



## Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

## Notes:

Parcels within 300 foot radius of the project.

1 : 7,000



1,166.7 Feet

583.33

0

1,166.7

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.

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

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## ***A. Background***

1. Name of proposed project, if applicable: **Panattoni – Vancouver Logistics**
2. Name of applicant: **Brendan Mason, Panattoni Development**

3. Address and phone number of applicant and contact person: **Panattoni Development, Brendan Mason, Development Manager 1821 Dock Street, Suite 100, Tacoma, WA 98402**

4. Date checklist prepared: **May 29, 2019**

5. Agency requesting checklist: **Clark County**

6. Proposed timing or schedule (including phasing, if applicable): **Construction to commence upon receipt of required construction permits. It is anticipated the project will be constructed in one phase.**

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Wetland Study, Geotechnical Study, Archaeological Predetermination Survey Report.**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **No.** If yes, explain.

10. List any government approvals or permits that will be needed for your proposal, if known. **Site Plan Review, Grading and Building permits, SEPA Determination, NPDES permit.**

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 proposes construction of a 164,2501 square foot industrial building with associated parking. Water and sewer will be extended to the site.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The project is located at 9013 NE 72nd Avenue, Vancouver, Washington in Clark County. The parcel number is 15576800. The project site is approximately 10.68 acres.**

## ***B. Environmental Elements***

### ***1. Earth***

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

- b. What is the steepest slope on the site (approximate percent slope)?  
**The steepest slope on the site does not exceed 5%.**
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **According to the Clark County Soil Survey, 75% of the site is mapped as Semiahoo muck, 3 % as McBee silt loam, and 21% as Hillsboro loam. There is no prime farmland.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no indications or history of unstable soils on the project site or in the immediate area.**
- 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 project is in preliminary design but it is anticipated cut will be approximately 10,000 cy and fill will be approximately 50,000 cy for a total of 40,000 cy import. Imported fill will be of similar material and from an approved source.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **The site soils have a low susceptibility to erosion, particularly where vegetation is established. A TESC plan will be submitted as part of the site development plans.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 72% of the site will be covered with impervious surfaces.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **A temporary Erosion Control Plan will be submitted to Clark County prior to any site development, and it will be implemented accordingly. Standard erosion control Best Management Practices (BMPs) will be employed at this site. Erosion potentials will be mitigated in accordance with Clark County regulations.**

## **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. **Short term emissions will occur during construction and dust and exhaust fumes will be generated by construction equipment. Long term emissions will be from vehicles entering and leaving the proposed project site.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? **No.** If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **If necessary, water will be sprayed during construction to control potential dust emissions.**

### 3. Water

#### a. Surface Water:

- 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 bodies of water are on the project site or in the immediate vicinity. A Type 4 water course which flows into Salmon Creek is located approximately 2 miles east of the site.**

**Category 3 and 4 emergent wetlands extend over 1.57 acres of the site along the southern and western boundary of the site. The larger wetland area is dominated by reed canary grass with a few scattered cottonwood trees; native and non-native grasses, creeping buttercup, and the common cat's ear dominate the smaller wetlands.**

- 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 result in fill of approximately 0.5 acres of the onsite wetlands as shown on the attached plans.**
- 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. **It is unknown the amount of fill that will be used to fill the portion of wetland. A mitigation plan will be submitted to Clark County for approval, prior to any work in the wetland.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **The proposed project will not result in surface water withdrawals or diversions. Stormwater from the site will be detained on site as live storage atop the permanent wetpond pool. Due to high groundwater, no infiltration is anticipated.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **The site is outside the 100 and 500 year floodplains, per FEMA flood map panel 53011C0378D.**
- 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. **The proposal does not involve discharges of waste materials to surface waters.**

b. Ground Water:

- 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 project will not withdraw or discharge to groundwater.**
  
- 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. **Waste materials will not be discharged into the ground.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **Stormwater will be collected on site via catch basins and routed via conveyance pipes to a wetpond. The wetpond will discharge to the existing wetlands. All improvements will be designed in accordance with Clark County water quality and quantity requirements.**
  
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Minimal waste material (ie petroleum or other road fuel waste) will be generated from use of the proposed parking areas. However the project design will include a surface water collection system intended to capture potential contaminates and runoff.**
  
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Stormwater will be treated according to Clark County's erosion Control and Stormwater Ordinance. Stormwater will be treated before discharging to the existing wetlands. In accordance with Clark County, stormwater quality and quantity control measures will be provided on site. In addition, through the implementation of BMPs for this type of improvement work, the applicant will ensure that potential erosion**

resulting from construction activities is prevented. All of the earthmoving work is expected to occur during the dry summer season. All catch basins will be protected with barriers to prevent sediment from entering the storm drainage system.

#### 4. Plants

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

- deciduous tree: alder, maple, aspen, other Black cottonwood and Garry oaks.
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass reed canary grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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? **Vegetation found in the wetlands on site is limited to reed canary grass, native and non-native grasses, creeping buttercup, and black cottonwood; some of these will be removed as a result of the proposed project. Upland vegetation consists of pasture grasses and several large oak and douglas fir trees.**

c. List threatened and endangered species known to be on or near the site. **According to Clark County GIS data, no priority habitats or species (including listed plants) are mapped on or near the site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Landscaping along the property boundaries will be consistent with Clark County standards and will include the use of trees and shrubs and ground cover. Resulting mitigation from impacts to wetlands and wetland buffers will include the establishment of wetland trees and shrubs (ie, willow, red alder, red osier dogwood, clustered rose, spirea and ninebark). Tree and scrub density will be consistent with the Clark County Standards. In addition, the ground will be seeded with native groundcover following construction.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known.**

## 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:  
mammals: deer, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

- b. List any threatened and endangered species known to be on or near the site. **According to the Clark County GIS data, no threatened or endangered species are expected to occur on or near the site. The project site is within salmonid ESUs though no listed salmonids occur on the project site.**
- c. Is the site part of a migration route? If so, explain. **The project site is within the Pacific Migratory Bird Flyway.**
- d. Proposed measures to preserve or enhance wildlife, if any: **No impacts on wildlife are expected therefore no measures are proposed.**
- e. List any invasive animal species known to be on or near the site. **Not to our knowledge.**

## 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. **Diesel and gasoline fuels will be used to operate vehicles. Electric and natural gas will be used in the proposed building.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **The building will be designed using energy conservation measures. Exterior lighting will be cast downward to avoid light spillage onto adjacent properties.**

## 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. **It is not anticipated that there will be any hazardous materials stored at the site. In the event there is hazardous materials onsite, they will be fully contained and comply with all federal, state and local regulations.**

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

**None known.**

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. **None known.**

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. **It is not anticipated that there will be any hazardous chemicals will be stored at the site. In the event there is hazardous materials onsite, they will be fully contained and comply with all federal, state and local regulations.**

4) Describe special emergency services that might be required. **No special emergency services will be required.**

5) Proposed measures to reduce or control environmental health hazards, if any: **No special measures are proposed.**

*b. Noise*

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Some existing noise from abutting roadways can be heard**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term will consist of construction activity along with traffic. Long term noise will be consistent with typical Industrial/Commercial automobile traffic.**

3) Proposed measures to reduce or control noise impacts, if any: **Vehicles will be equipped with mufflers and turned off when not in use. Perimeter landscaping will be planted in accordance with Clark County Municipal Code and will provide a noise buffer between properties.**

## 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.  
**North: Single Family Residence**  
**East: Vacant Land**  
**South: NE 88th Street**  
**West: NE 72nd Avenue**
- 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? **Not to our knowledge.**
- 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? **No.** If so, how:
- c. Describe any structures on the site. **A warehouse, shed, single family residence , manufactured home and 2 car garage are currently located at the site.**
- d. Will any structures be demolished? If so, what? **All of the existing structures will be demolished.**
- e. What is the current zoning classification of the site? **The current zoning for the site is Light Industrial (ML)**
- f. What is the current comprehensive plan designation of the site? **The current comprehensive plan designation for the site is Light Industrial (ML)**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **With the exception of the existing wetland and wetland buffer, the site does not contain environmentally sensitive areas.**

- i. Approximately how many people would reside or work in the completed project?  
**Approximately 25 to 50 people will work at the completed site.**
- j. Approximately how many people would the completed project displace? **None. The existing residence is abandoned.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **No special measures are proposed.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **The proposed project is consistent with the approved uses within the ML zoning designation.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **It is not anticipated that the project will impact agricultural or forest lands so no special measures are proposed.**

## **9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Two but they are abandoned so no one will be displaced.**
- c. Proposed measures to reduce or control housing impacts, if any: **No special measures are proposed.**

## **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 building is in preliminary design but it will not exceed the maximum height permitted in the ML zone.**
- b. What views in the immediate vicinity would be altered or obstructed? **Views will transition from an abandoned single family residence to an attractive industrial building site with landscaping improvements.**

- b. Proposed measures to reduce or control aesthetic impacts, if any: **Design of the site and the building will be in conformance with Clark County standards.**

### **11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Light will be produced after dark from exterior building lighting, which will be used for safety and visibility purposes.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No, lighting will be produced to enhance safety. It will be directed downward so as not to interfere with views or provide glare.**
- c. What existing off-site sources of light or glare may affect your proposal? **There are no off-site sources of light or glare that will impact the proposal.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Lighting fixtures will be shielded and lighting cast downward to reduce light and glare impacts. All lighting fixtures will meet County requirements for light spill.**

### **12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **The nearest recreational opportunity IS Walnut Grove Park, which is approximately 0.9 miles to the south.**
- b. Would the proposed project displace any existing recreational uses? **No.** If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **No special measures are proposed.**

### **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. **No places or objects are known to exist on or adjacent to the**

proposed site. An Archaeological Predetermination Survey Report was completed by Heritage Research Associates on March 11, 2003 and no materials were identified during the investigation.

- 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. **There are no landmarks or evidence of historic, archaeological, scientific or cultural importance are known to occur on the site or in the immediate vicinity.**
  
- 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 Survey Report prepared by Heritage Research Associates.**
  
- 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. **If cultural or archeological objects are found during site preparation work, the Washington State Department of Archaeology and Historic Preservation will be notified, and appropriate measures will be taken.**

#### **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 site is currently served from the south by NE 88th Street , an urban collector. Proposed access will be from NE 88th Street.**
  
- b. Is the site or affected geographic area currently served by public transit? **No.** If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
  
- c. How many additional parking spaces would the completed project or non-project proposal have? **135 parking stalls and 24 trailer stalls will be provided.** How many would the project or proposal eliminate? **None.**
  
- 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). **It is anticipated that frontage improvements will be required.**

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? **No.** If so, generally describe.
  
- 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? **A Traffic Impact Analysis will be prepared and submitted to the County for review.**
  
- 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? **No.** If so, generally describe.
  
- h. Proposed measures to reduce or control transportation impacts, if any: **Impact fees will mitigate 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. **The project may result in an increased need for public services such as fire and police, in the event of an accident.**
  
- b. Proposed measures to reduce or control direct impacts on public services, if any. **No special measures are proposed.**

### **16. Utilities**

- a. Circle utilities currently available at the site:  
**electricity, natural gas, water, refuse service, telephone, sanitary sewer,** septic system, other \_\_\_\_\_
  
- c. 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. **Water will be provided by City of Vancouver. Sewer will be provided by Clark County Wastewater.**

### 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: 

Name of signee Sheri Greene

Position and Agency/Organization agent, AHBL

Date Submitted: 6/7/2019

### D. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.