

Notice of Optional SEPA Determination of Non-Significance (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impacts on the environment, and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Written comments on the SEPA DNS may be submitted to the Responsible Official by February 13, 2019.

The applicant is proposing to clean up contaminated soils under the Voluntary Cleanup Program pursuant to The Model Toxics Control Act (RCW 70.105D, see <https://fortress.wa.gov/ecy/gsp/Sitepage.aspx?csid=2827>). The project is located at 9109 NE 94th Avenue.

Further information can be obtained by calling Brent Davis, Program Manager, 564.3974152; or brent.davis@clark.wa.gov. SEPA documents and other project information can also be found on Clark County's website: www.clark.wa.gov/community-development/wetland-and-habitat-review under file no. SEP2018-00053.

RESPONSIBLE OFFICIAL: Mitch Nickolds, Interim Director

Date of this notice: January 29, 2019
Closing date for public comments: February 13, 2019 – fifteen days from notice

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date above will be considered before the likely DNS is final. This notice is to inform potentially interested parties about the application and invite written comments regarding any concerns.

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98666.

Mail: Attn: Kristi Mollman
 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.

Appeal

Under the "optional" DNS process in WAC 197-11-355 and the procedures in WAC 197-11-680(3)(a)(vii), any appeal of this determination must be submitted to the Department of Community Development by 4 PM on April 12, 2017.

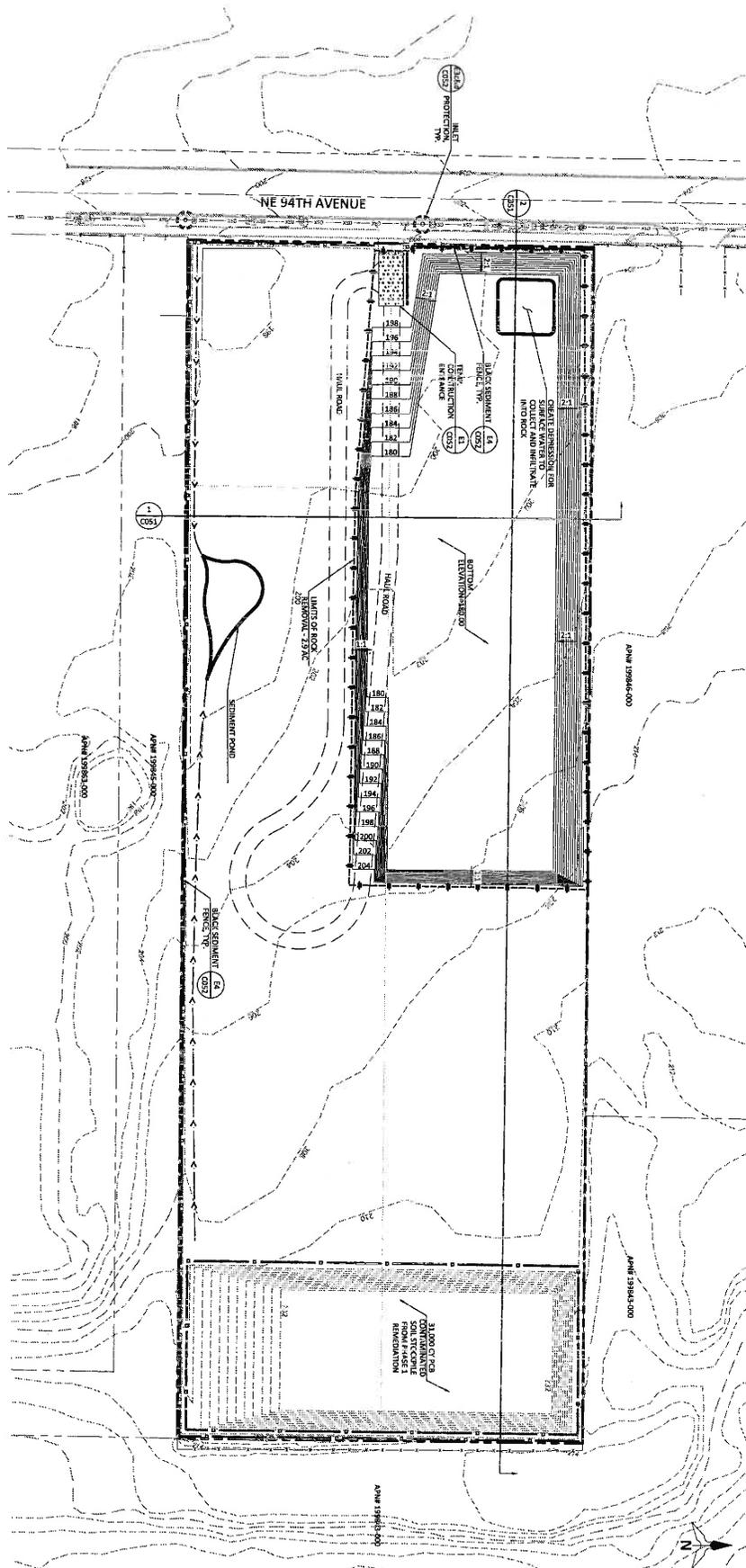
Revised 05/17/2018



Community Development
 1300 Franklin Street, Vancouver, Washington
 Phone: 564.397.2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
 Phone: 564.397.2322
 Relay: 711 or 800.833.6384
 E-mail: ada@clark.wa.gov



PHASE 2 EARTHWORK QUANTITIES

IMPORT AND STOCKPILE SAND: 40,000 CY
EXCAVATE AND EXPORT GRANULAR ROCK: 91,000 CY

EROSION CONTROL LEGEND

	TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SIGNAMENT WITH PROTECTION
	BLACK GRANITIC FENCE
	DAMAGED FLOW DIRECTION

GRADING GENERAL NOTES

1. ALL SURFACES SHALL HAVE MINIMUM 2% SLOPE AND SHALL MEET EXISTING GRADIS PLAN (TOP AND BOTTOM) MAINLINE (CONCRETE) SLOPES UNLESS OTHERWISE NOTED.
2. CONTRACTOR RESPONSIBLE FOR MAINTAINING EXISTING SITE AND DRAINAGE PATTERNS AND PROTECTION OF EXISTING ENGINEERED DRAINAGE FACILITIES.
3. CONTRACTOR SHALL PREPARE CARE IN ALL OPERATIONS TO PROTECT EXISTING UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS WORK MUST BE REPAIRED TO THE CONTRACTOR'S CREDIT TO THE APPROVAL OF THE OWNERS REPRESENTATIVE.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION TO THEIR ORIGINAL CONDITION AND TO THE APPROVAL OF THE OWNERS REPRESENTATIVE.
5. EXISTING AC CURBS, SIDE WALKS AND OTHER SITE ELEMENTS WITHIN THE PROJECT AREA SHALL BE MAINTAINED AND REPAIRED AS NECESSARY TO MAINTAIN ORIGINAL DIMENSIONS AND FINISHES AS SHOWN ON THE PLANS. CONTRACTOR SHALL RETAIN A SURVEYOR LICENSED IN WASHINGTON.

COSO

SCALE: 1" = 50'
SHEET NO.: 1214
100'

PHASE 2 - MINING AND IMPORT GRADING, EROSION CONTROL & STORM PLAN

KIRKLAND REMEDIATION & GRADING
CLARK COUNTY, WASHINGTON

REV.	DATE	DESCRIPTION

PROJECT NO.: D14004
DESIGN BY: CDB
REVISED BY: JLD/07/08
SHEET

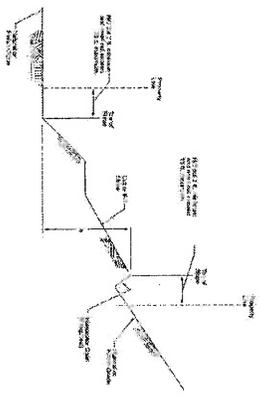


APPLICANT/OWNER:
KIRKLAND CENTRAL HOLDINGS LLC
2300 EAST THIRD LOOP, SUITE 100
VANCOUVER, WA 98661

PREPARED BY:
STANDRIDGE DESIGN
PLANNING ENGINEERING

360.597.9240 F 888.750.4081
111 W 7th St, Ste 201 Vancouver, WA 98660
www.StandridgeInc.com

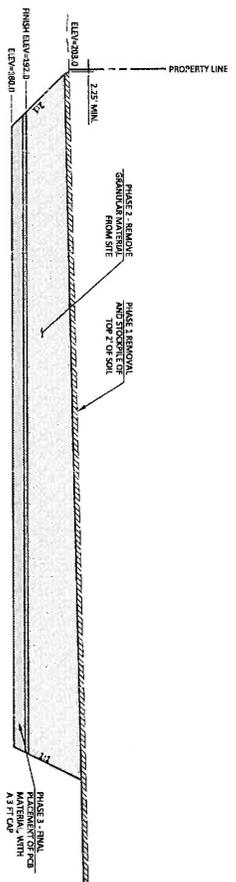
FIGURE 108-1
 PLAN VIEW
 DIMENSIONS



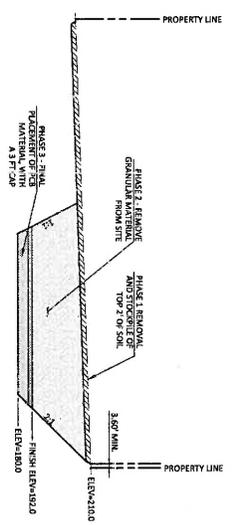
108. General
 Call and all slopes shall be set back from the property lines in accordance with this section. Section dimensions shall be measured perpendicular to the property line and shall be as shown in Figure 108-1. Unless otherwise indicated, all slopes shall be 3:1.

**SECTION 108
 SETBACKS**

**2 GRADING SECTION
 C051
 MTS**



**1 GRADING SECTION
 C051
 MTS**



1. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS.

2. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS. THE GRADING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF VANCOUVER'S GRADING AND EROSION CONTROL REGULATIONS AND THE WASHINGTON STATE GRADING AND EROSION CONTROL REGULATIONS.

REV.	DATE	DESCRIPTION

PROJECT NO.: D2404
 DESIGN BY: GDB
 DATE: 10/09/2013
 SHEET

**GRADING SECTIONS AND
 EROSION CONTROL NOTES**
**KIRKLAND REMEDIATION
 & GRADING**
 CLARK COUNTY, WASHINGTON

C051



APPLICANT/OWNER:
**KIRKLAND CENTRAL
 HOLDINGS LLC**
 2300 EAST THIRD LOOP, SUITE 100
 VANCOUVER, WA 98661

PREPARED BY:
**STANBRIDGE
 DESIGN**
 PLANNING & ENGINEERING
 360.557.9240 F 888.750.4981
 1113 W 70th St, Ste 206, Vancouver, WA 98660
 www.Standridgeinc.com

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SEPA Checklist

A. Background

1. Name of proposed project, if applicable:
Kirkland Remedial Grading, Excavation and Stockpile
2. Name of applicant:
Kirkland Central Holdings LLC
3. Address and phone number of applicant and contact person:
Kirkland Central Holdings LLC
Dean Kirkland
2300 East Third Loop, Suite 100
Vancouver, WA 9866
Phone: 360-816-1490
- 1
4. Date checklist prepared:
10/19/2018
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
Fall 2018
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
No
8. List any environmental information that has been or will be prepared related to this proposal.
A remediation plan for contaminated soils onsite has been prepared by 3Kings Environmental.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
No
10. List any government approvals or permits needed for your proposal:
Grading Permit
11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
The applicant proposes remediation of contaminated soils onsite. These soils will be contained and temporarily capped in the eastern portion of the site. Following removal of contaminated material, gravel will be excavated from 2.9 acres in the northwest corner of the site. Following excavation, contaminated materials will be permanently placed and capped in the northwest corner of the site.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.
- Three parcels are located at 9109 and 9115 NE 94th Avenue. Parcel numbers 199854000, 199861000 and 199851000.

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
- The site is relatively flat.
- b. What is the steepest slope on the site and the approximate percentage of the slope?
- The site slopes approximately 1-2% from east to west.
- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.
- Approximately 18 inches of sandy silt fill material contaminated with Poly Chlorinated Biphenyls (PCBs) is present on the surface of the site. This is underlain by coarse sandy gravel and fine to coarse gravel with cobbles.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.
- No
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.
- 91,000 cubic yards cut and fill onsite.
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.
- Soil will be disturbed during construction.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?
- Approximately 1.25 acres will be capped with plastic as part of the remediation plan.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:
- Erosion control measures will be adhered to during construction.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.
Typical construction equipment emissions and emissions associated with residential vehicles following construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe.
No
- c. Proposed measures to reduce or control emissions or other impacts to air:
No impacts beyond standard residential use anticipated

3. Water

Agency use only

- a. Surface:
- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.
No
 - 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.
N/A
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None
 - 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:
No
 - 5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan.
No
 - 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Agency use only

Onsite stormwater improvements will be completed.

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

No

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

Adhering to applicable stormwater management requirements.

4. Plants

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

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: water lily, eelgrass, milfoil, other
- Other types of vegetation

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

Trees, shrubs, grass and pasture will be removed.

- c. List threatened or endangered species on or near the site.

None known

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
The site will be seeded following construction activity.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:
- Birds: hawk, heron, eagle, songbirds, other;
 - Mammals: deer, bear, elk, beaver, other; and,
 - Fish: bass, salmon, trout, herring, shellfish, other.
- b. List any threatened or endangered species known to be on or near the site. Agency use only
None known
- c. Is the site part of a migration route? If so, please explain.
Pacific Flyway
- d. List proposed measures to preserve or enhance wildlife:
N/A

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and natural gas may be used for residential energy.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe.
No
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts:
Compliance with current energy code.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.
The site is contaminated with PCB's. Part of the proposed work is remediation of this environmental hazard.
- 1) Describe special emergency services that might be required.

None

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

The proposed plan includes remediation of existing environmental health hazards.

b. Noise

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

None

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Standard construction noise.

Agency use only

- 3) Proposed measures to reduce or control noise impacts:

Follow established construction hours.

8. Land and shoreline use

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

The site is occupied by a single family residence. The site is surrounded to the north and east by an existing landfill, and to the west and south by residences.

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

Yes, prior to 1977 it was used for agriculture.

- c. Describe any structures on the site.

The site is occupied by one single family residence and accessory storage structure.

- d. Will any structures be demolished? If so, please describe.

The single family residence and accessory structure will be removed.

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

IL

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

IL

- g. What is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
No
- i. How many people would reside or work in the completed project?
None
- j. How many people would the completed project displace?
One single family residence will be removed. It is dilapidated and has been vacant for several years.
- k. Please list proposed measures to avoid or reduce displacement impacts:
No impacts anticipated.
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
The proposal is consistent with the zoning and comprehensive plan classification for the site and surrounding properties.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.
One single family residence will be eliminated.
- c. List proposed measures to reduce or control housing impacts:
None – the site is zoned for industrial development and not intended to address housing needs.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?
No structures are proposed.
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts:
No impacts anticipated.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No.
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts:
None

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None
- b. Would the project displace any existing recreational uses? If so, please describe. Agency use only
No
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
None

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.
None known
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts:
An archaeological pre-determination has been completed.

14. Transportation

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

NE 94th Avenue

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

No

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

The development will not include parking spaces. It will eliminate parking associated with the existing single family residence.

d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

No, a temporary construction entrance will utilize an existing driveway.

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

No

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

None

Agency use only

g. Proposed measures to reduce or control transportation impacts:

None

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.

No

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

None

16. Utilities

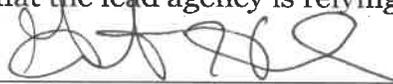
a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

n/a

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  Date Submitted: 10/19/18