

LEICHNER CAMPUS MASTER PLANNED DEVELOPMENT SEPA CHECKLIST

8713 NE 94TH AVE, VANCOUVER, WASHINGTON 98662



MAUL
FOSTER
ALONGI

Prepared for
CLARK COUNTY
VANCOUVER, WA
July 26, 2016
Project No. 9059.07.03

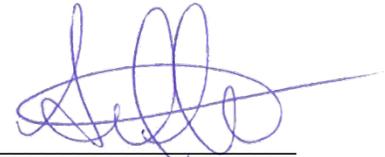
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*The material and data in this report were prepared
under the supervision and direction of the undersigned.*

MAUL FOSTER & ALONGI, INC.



*Seth Otto, AICP, LEED AP
Senior Planner*

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LIMITATIONS

This SEPA Checklist is prepared as part of an application for a Master-Planned Development in Clark County, Washington, case number PAC2016-00024.

1 SEPA CHECKLIST

A. Background

1. Name of proposed project: Leichner Campus Master Planned Development

2. Name of applicant: Clark County Public Works Department

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

Alan Melnick, Director
Clark County Public Health
PO Box 9825, Vancouver, WA 98660
(360) 397-8412

4. Date checklist prepared: July 26, 2016

5. Agency requesting checklist: Clark County—Public Health

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

The proposed development as described in the master planned development application package and shown on the site plans will occur after approval of the master planned development (attached). In the immediate future, Clark County intends to sell the property within Area 1 to a private party that will determine its own development schedule. The County intends on retaining ownership of the land in the other areas.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None beyond that described in the application.

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

The following environmental information has been prepared related to this proposal and is attached on CD:

- Geotechnical Data review and Geological Site Reconnaissance;
- HDPE Liner Investigation;
- Phase I Environmental Site Assessment;

- Habitat Assessment and Listed Species;
- Archaeological Predetermination Report;
- Floodplain Inquiry;
- Infiltration Study;
- Wetlands Determination Report;
- Stormwater Technical Information Report (see attached Master Planned Development Application); and
- Traffic Study (see attached Master Planned Development Application).

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.

This SEPA Checklist is occurring in conjunction with a Master Planned Development approval through Clark County. The applicant is not aware of any other governmental approvals or 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.

Local Clark County permits will be required, including a master planned development review; a legal lot determination; and a Type II-A application narrative addressing the base zone-design standards, landscaping, critical aquifer-recharge area, transportation, and stormwater. Subsequent development within Area 1 will require Site Plan Review before issuance of building permits.

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 subject property is located in unincorporated Clark County, within the Vancouver urban growth area (UGA), northeast of the City limits. The property's address is 8713 NE 94th Avenue, Vancouver, Washington 98662. The property is composed of six parcels with the following County Assessor Identification Number (account numbers 105740000, 199863000, 199864000, 199845000, 199856000, 199866000, 199865000, 19858000, 199843000, and 199869000). Together, the subject property encompasses approximately 128.32 acres.

The subject property is designated as Industrial in the County's Comprehensive Growth Management Plan and is zoned Light Industrial (IL) in the County's Unified Development Code. Adjacent land to the east, west, and south is zoned for Single-Family Residential Districts (R1-7.5).

For the purposes of this master planned development, the site will be divided into three Areas that will be developed at different times (see attached application package). Master plan approval primarily addresses development of land within the Area 1—Leichner Campus, which is intended to be sold to the private sector for redevelopment in the near future.

Area 1—Leichner Campus consists of 35.19 acres of vacant land, and is located south and west of Leichner Fields (see attached application package). The property was purchased by Clark County in

December 2012 and is now called Leichner Campus (formerly known as the Koski Property). Once the master plan is in place, the County intends to offer this area for sale to a private developer.

Area 1—Leichner Campus also establishes a plan for the future development of approximately 2,200 feet of private roadway, totaling approximately 3.25 acres of new impervious surfacing, and ultimately, buildings as depicted on the illustrative development plan (see attached application package). The construction of this private road will be the responsibility of the future owner or developer.

The remaining areas include property within Area 2—Future Right-of-Way (ROW) or Open Space and Area 3—Leichner Fields. Area 2 may be used for the future extension of NE 99th Street ROW or for open space. This area constitutes approximately 11 acres and separates the residential area to the north from the remainder of the site.

Leichner Fields (Area 3) was used for sand and gravel mining in the late 1930s and was later converted to a landfill owned by Leichner Brothers Land Reclamation Corporation. In 1981, groundwater contamination was discovered at the landfill; the Washington State Department of Ecology issued a Consent Order requiring extensive monitoring of the site. The landfill closed on December 31, 1991. The County purchased Leichner Fields at the same time as the Leichner Campus property. The two properties are currently fenced, with limited access through four gates and with restricted access provided by gravel roads. Leichner Fields is approximately 74 acres with no vertical development. This area includes eventual reuse of Leichner Fields as a community park and open-space area. Again, no funding or construction of either of the latter areas has been identified.

Areas 2 and 3 are anticipated to occur after the Area 1 is sold and developed by a future private developer.

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 applicant's site is located in northeastern Vancouver, Washington at 8713 NE 94th Avenue. The property is composed of ten parcels (property identification numbers 105740000, 199863000, 199864000, 199845000, 199856000, 199866000, 199865000, 19858000, 199843000, and 199869000), which together encompass 128.32 acres (see attached application package). These parcels are located in Clark County, section-township-range NE 1/4, S04, T2N, R2E.

B. Environmental Elements

1.B.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)?

Area 1—Leichner Campus: The majority of the site proposed for development within Area 1 is generally flat, but there are isolated areas where the slope is approximately 30 percent. The steep slopes are limited to the eastern edge of the site and consist of engineered fill that cover soils from the adjacent landfill. The area posed for development has a maximum slope of 3 percent.

Areas 2 & 3: Area 2 has up to an 8-percent slope in the northeast corner. Most of Area 3 is flat with up to 3-percent grade around the border.

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.

Area 1—Leichner Campus: According to the Web Soil Survey, all of the soil found on the site is sifton gravelly loam.

Areas 2 & 3: According the Web Soil Survey, most of Area 3 is classified as “Pits,” which is likely because the soil is a cap on top of the former landfill. There is some sifton gravelly loam along the western and southern edge of the Area 3, and some Wind River gravelly loam in the northeast corner of Area 2.

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

All Areas: No, there are no surface indications and there is no history of unstable soils in the immediate vicinity.

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.

Area 1: As shown on the plans, grading is limited to the extent of the easement widths. (see attached application package). Clearing, grubbing, and the placement of base rock and asphalt will account for the majority of the grading. Excavation and placement of drain rock for bioretention will occur. Because only a preliminary layout has been designed, quantities are not available at this time. The total affected area is approximately 3.81 acres.

Area 2 & 3: No grading is anticipated at this time.

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

All Areas: It is possible that some erosion could occur on the eastern edge, where the slope is the greatest. However, the erosion would be minimal and development is excluded from these areas of steeper slopes.

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

Area 1—Leichner Campus: 10 percent. This includes the impervious area for the future private road development. More impervious surface may be added when the area is acquired by a future developer.

Areas 2 & 3: There will be no additional impervious surface added at this time.

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

In order to reduce or control erosion the applicant will utilize:

Area 1—Leichner Campus:

- Engineering to reinforce the slope, drain water, etc. as necessary
- Reduce slopes
- Planting or maintaining vegetative cover, as possible and consistent with local development-code policies
- Managing stormwater after construction is completed

Areas 2 & 3: No additional impervious surface will be added at this time, so erosion due to construction is not an issue.

1.B.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.

Area 1—Leichner Campus: This project may cause emissions from the construction of the impervious surface. At this point, no specific development is proposed, so emissions from future use is not known. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

Areas 2 & 3: Some emissions may result from the construction and grading during of these areas. However, there are currently no plans for these areas, so the level of emissions is unknown. The future uses of these areas, open space and right-of-way, will not generate on-going emissions.

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

There are no off-site sources of emissions or odor that will affect this proposal.

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

Not applicable at this time.

1.B.3 Water

a. Surface Water:

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.

There is no surface body of water on 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.

Not applicable.

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.

Not applicable.

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

Not applicable.

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

The proposal does not lie within a 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.

The proposal does not involve any 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.

No. Public water systems are available throughout the area. Groundwater will not be withdrawn from a well for drinking water or other purposes. As a part of the Consent Decree (attached), there is a restrictive covenant that prohibits the use of 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.

The development proposed at this time does not include any discharge to the ground from septic tanks or other sources. Future development will establish connections to the public sewer for this purpose. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

Areas 2 and 3 will likely not require any discharge to the ground from septic tanks or other sources. However, public restrooms in the future park are possible, and additional SEPA analysis will address this, if needed, at the time of development.

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.

Runoff will mostly be generated from the increase in impervious surface at the time of future development of the three areas. Water typically flows into drainage systems. Any future improvements to existing systems will be made at the time of project approval consistent with current state stormwater laws and will be the responsibility of the future developer to construct.

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

Steps should be taken to assure that waste materials will not be able to enter ground or surface waters in Areas 1 and 2. Area 3 is occurring on top of a closed landfill that is regulated by a consent decree with Ecology. The landfill is isolated by a containment cap and is covered by two feet of clean fill. The applicant understands that development on the landfill is restricted to low-impact uses that will not impact the protective cap and clean fill. The potential release of contaminant so ground or surface waters through runoff is also addressed in the Consent Decree (see attached).

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

All Areas in the proposal may alter drainage patterns slightly, given the increase in impervious surface, but this will be minimal. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

Not applicable at this time. The details of full development of the three Areas have not yet been determined. Proposed measures to reduce or control surface, ground, and runoff water impacts will be determined at the time of development and construction, appropriately conditioned to avoid or reduce impacts.

4. Plants

Check the 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

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?

As a part of this proposal, any vegetation that is currently with the easement will be removed. Additional vegetation may need to be removed to build out the entirety of Area 1—Leichner Campus, at which time a more-detailed SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

According to the Washington Department of Fish and Wildlife's Priority Habitat and Species database, there are no threatened or endangered plant species known to be 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:

The Leichner Campus master planned development proposal will conform to the Clark County requirements for landscaping. A 20-foot landscaping buffer is proposed on the southern boundary of the site, north of the private street in order to buffer adjacent residential properties from future development. This landscaping buffer will include approved plant species. A landscaping plan should be required to revegetate all required buffer areas.

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

Noxious weed and invasive plant species have been identified at the site. These include, but may not be limited to Scotch Broom, Himalayan blackberry, various thistles, and Wild Carrot. Clark County Public Works – Vegetation Management Division actively manages the site to control noxious weeds and invasive plant species.

1.B.4 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.

A variety of birds indigenous to the Pacific Northwest have been seen on or near the property, including crows, finches, and starlings. See attached habitat assessment for additional information.

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

According to the Washington Department of Fish and Wildlife's Priority Habitat and Species database, there are no threatened or endangered animal species known to be on or near the site. See attached habitat assessment for additional information.

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

The site is not part of a known migration route.

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

Not applicable at this time. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

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

1.B.5 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.

Area 1 buildings will receive electrical service from Clark Public Utilities.

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

No, Area 1—Leichner Campus construction should not affect the potential use of solar energy by adjacent properties because construction is located north of the access road and planned buffer. In addition, the building height has been limited to fifty feet.

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:

Not applicable. The details of this proposal have not yet been determined. Energy conservation features will be determined at the time of development.

1.B.6 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.

No. The protective soil cap located at the boundary of Area 1—Leichner Campus will not be disturbed. There are no environmental health hazards that could occur as a result of this proposal.

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

The Leichner Landfill was closed under a Consent Decree issued by the Washington State Department of Ecology in 1996. At that time, significant contamination of groundwater was present. An extensive groundwater monitoring network is in place. Groundwater is required to be monitored on a semi-annual basis. With limited exception, groundwater contamination is now below cleanup standards, and in most cases, below drinking water standards. A restrictive covenant is in place that precludes uses with the potential to further contaminate groundwater and the use of groundwater for domestic purposes.

In 2014, the county entered contracts with two environmental engineering firms to conduct a Phase I Environmental Review and geotechnical study of the Leichner Campus (Area 1). The intent of the environmental reviews was to identify any potential contamination prior to development. Two former gravel pits were identified in Area 1. Geo-technical test pitting was conducted in 2015. Test pitting determined that gravel pit one was utilized for burning organic material (woody debris) and contained concrete rubble fill material. Records from closure of the site indicated that significant amounts of waste material was removed from pit two prior to closure. The geotechnical study indicated that no waste remained in gravel pit two. The environmental reviews did not identify any known contamination of the Area 1.

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.

The prior landfill area is located outside of the Area 1 redevelopment area, where the hazardous chemicals or conditions located within the project area are completely isolated within the protective cap and clean soil cover. Area 1—Leichner Campus development will not disturb the adjacent landfill areas. Primary development activities are focused on the Area 1 and Area 2 properties. There are no underground hazardous liquid or gas transmission pipelines located within the project area or nearby vicinity.

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.

No toxic or hazardous chemicals are anticipated to be stored, used, or produced during the project's development or construction at this time. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

Describe special emergency services that might be required.

Not applicable. The details of this proposal have not yet been determined. Energy-conservation features will be determined at the time of development.

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

Not applicable. Existing measures are in place to control environmental health hazards associated with the closed landfill. The details of future development have not yet been determined, but will be made in compliance with the existing environmental protection standards in place at the time of development application.

b. Noise

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

There is limited noise in the area generated from traffic and residential uses, but these are expected to have minimal to no effect on the project.

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.

Types and level of noise created will be determined at the time of development.

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

Not applicable. The details of this proposal have not yet been determined. Proposed measures to reduce or control noise impacts will be determined at the time of development.

1.B.7 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 vacant and zoned IL. The adjacent property north of NE 99th Street, west of NE 94th Avenue, and to the east and south of the site border is all zoned for Single Family Residential.

Development in Area 1 may have some effect on adjacent properties, though that effect is unknown at this time since the types of uses have not been determined. The applicant has included measures in the master planned development application (see attached application package) to ensure that future development in Area 1 does not adversely impact adjacent properties, such as an extended landscape buffer and the reduction of allowable building height, as well as elimination of some uses at the request of the neighbors.

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 in recent history.

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:

No. The proposal will not affect or be affected by surrounding working-farm or forest land in any way.

c. Describe any structures on the site.

There are no structures on the site.

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

Not applicable; there are no structures on the site.

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

The site is currently zoned IL.

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

The comprehensive plan designation for the site is Industrial.

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

Not applicable; the site is not within the jurisdiction of any water body or stream within the shoreline master program.

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

No. The site does not contain any classified critical area.

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

Not known at this time. The details of this proposal have not yet been determined. Given the allowed uses in an IL zone, no people will be residing in the completed project. The number of people working on the completed project will be determined at the time of development.

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

The completed project will not displace any people as the site is currently vacant.

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

None necessary.

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

Development in Area 1 may have some impact on adjacent properties, though the extent of that impact is not known at this time, as the specific uses have not been determined. The applicant has included measures in the master planned development application to ensure that future development in Area 1 does not adversely impact adjacent properties, such as an extended landscape buffer, reduced building heights, and elimination of some uses.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None necessary. The proposal is not located near any agricultural and forest lands.

1.B.8 Housing

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

None; no housing is allowed in an IL zone.

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

Not applicable; no housing is allowed in an IL zone.

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

Not applicable; no housing is allowed in an IL zone.

1.B.9 Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

As a part of this master planned development, building height will be limited to 50 feet.

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

There are no significant views in the immediate vicinity that would be altered or obstructed.

Proposed measures to reduce or control aesthetic impacts, if any:

Per Clark County Code, the site will be screened through landscaping buffers to reduce aesthetic impacts.

1.B.10 Light and Glare

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

Not applicable. The details of this proposal have not yet been determined. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

Not known at this time. The proposed uses are those already permitted in the jurisdictional zoning code. The details of this proposal have not yet been determined. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

Existing residential uses and traffic will cause only minimal light and glare and should not adversely impact the proposed development.

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

None necessary. A southern landscape buffer area will be provided. Other details of this proposal have not yet been determined. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

1.B.11 Recreation

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

There are two existing parks within a one-mile radius of the site.

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

No. The concept plan provides for additional pedestrian connectivity to Area 3, which will eventually add to the amount of public open space and parks accessible to residents of this area.

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

While the details of this Area 1 construction have not yet been determined, this application provides for a concept pedestrian path through the development of the future park/open space contemplated in another area at a later time. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

1.B.12 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 located on or near the site? If so, specifically describe.

No. The site is presently vacant. There are no buildings, structures, or sites located on or near the site that are listed in or eligible for national, state, or local preservation registers.

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, features, or other evidence of Indian or historic use or occupation on or near the site.

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.

Clark County used Archaeological Predictive Modeling, which determined that the site had a high or moderately high archeological probability on parcels 10574000, 199845000, and 1998630000 of Area 1—Leichner Campus. Subsequently, the County obtained an Archaeological Predetermination Report from the Department of Archaeology and Historical Preservation (DAHP) for the above-mentioned parcels. The Archaeological Predetermination Report found in its recommendations that “an archaeological resource survey is not necessary” (see attached application package).

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.

Not applicable. The details of this proposal have not yet been determined. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

1.B.13 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.

Two public streets immediately adjacent to the site are NE 94th Avenue and NE 99th Street; see attached application package. Private access to Area 1 development will align and extend eastward from the NE 94th Street/NE 88th Street intersection.

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?

No. The site is not served by public transit. The nearest transit stop for C-TRAN is 0.8 miles away at Covington Road and NE 76th Street.

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

When development plans become known for Area 1, the required amount of parking spaces will be provided consistent with land use regulations. This proposal will not eliminate any existing parking spaces.

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).

Yes. Area 1 includes approximately 2,200 feet of private roadway, totaling approximately 3.25 acres of new impervious surface. This private roadway will not be developed as a part of this application, but by a future developer. As shown on the site plan (see attached application package), a detached sidewalk and curb ramps are proposed along the project frontage of NE 94th Ave, improving pedestrian access along the corridor.

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

No. The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

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?

The number of vehicular trips that would be generated is largely unknown since the use has not yet been determined. According to the traffic study, the number of trips at initial construction is estimated to be 77 weekday PM peak hour site-generated trips. Depending on the use, additional demand for trips could be mitigated by a variety of street improvements along NE 88th Street (see Appendix D. Traffic Study in the attached narrative for more information).

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.

No. The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The proposal will create a maximum number of trips to be created based on potential uses of the site for Area 1—Leichner Campus. Any improvement to the proposed intersection at NE 94th and NE 88th Streets determined to be necessary by the traffic study should be required during the approval process. Any future development that occurs will be constrained to the maximum determined number of trips. For Areas 2 & 3, the details have not yet been determined. Additional SEPA analysis will be conducted prior to specific project or improvement approval.

1.B.14 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.

No. While Area 1 development will increase the amount of industrial and commercial square footage in the area, the amount should not be such that it will require additional manpower or service levels beyond what is presently provided. Areas 2 and 3 are not expected to require additional need for public services.

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

None known at this time. Impacts upon police protection could be mitigated by ensuring appropriate exterior lighting to discourage criminal activity. Development permits will be reviewed and approved by the Fire Marshal in order assure that there is sufficient fire flow and hydrant coverage commensurate with the proposed use and building.

1.B.15 Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

Not applicable. Site development will connect to existing public utilities located in the adjacent areas.

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.

Utilities to be provided for the project include:

- Stormwater: Service provided by Clark County; unground overflow pipes will connect the on-site bioretention facilities to the main line on NE 94th Ave.

- Sanitary Sewer: Service provided by Clark Regional; underground sanitary sewer will be provided within the utility easement shown on the site plans (see attached application package). Sanitary pipes will be gravity-fed and connect to existing infrastructure on NE 94th Ave.
- Water: Service provided by the City of Vancouver; underground potable water will be provided within the utility easement shown on the Site Plan.
- Power: Service by Clark Public Utilities; power will be provided within the utility easement shown on the Site Plan. Power lines will connect to existing infrastructure on NE 94th Ave.

Connections of these utilities to new development will be the responsibility of the future development.

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 Alan Melnick, MD, MPH, CPH
Position and Agency/Organization Clark County Public Health Director / Health Officer
Date Submitted: 7/26/16

D. Supplemental sheet for non-project 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?

Steps should be taken to assure that waste materials will not be able to enter ground or surface waters in Areas 1 and 2. Area 3 is occurring on top of a closed landfill that is regulated by a consent decree with Ecology. The landfill is isolated by a containment cap and is covered by two feet of clean fill. The applicant understands that development on the landfill is restricted to low-impact uses that will not impact the protective cap and clean fill.

Proposed measures to avoid or reduce such increases are:

Not applicable at this time. The details of full development of the three Areas have not yet been determined. Proposed measures to reduce or control surface, ground, and runoff water impacts will be determined at the time of development and construction, appropriately conditioned to avoid or reduce impacts.

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

The proposal will reduce the amount of pervious space in some locations. However, Area 3 provides for a large green space that will maintain habitats for fish and animals. There are no fish or other forms of marine life on or near the site.

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

Landscaping will be included in future development consistent with local regulations, which will provide additional native plant life.

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

The proposal is not likely to deplete energy or natural resources.

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

Not applicable.

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?

The proposal is not itself an environmentally sensitive area, nor is it near any environmentally sensitive areas. Additionally, there are no threatened or endangered species or habitat on the site.

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

Not applicable.

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?

The proposal does not encourage land uses that are incompatible with existing plans. There are no shorelines on or near the site.

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

Not applicable.

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

The proposed development will not increase demand on transportation. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

Site development will connect to existing public utilities located in the adjacent areas.

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

Future development will be able to connect to existing public utilities. Additional SEPA analysis will be conducted by the developer prior to specific project or improvement approval.

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

The proposal does not conflict with local, state, or federal laws, or requirements for protection of the environment.