

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 regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: October 1, 2015

Closing date for public comments: October 15, 2015

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: U-HAUL HAZEL DELL

Case Number: PSR2015-00031; SEP2015-00037

Location: 713, 805, and 809 NE 82nd Street

Request: The applicant is requesting Site Plan Review approval to construct a new warehouse and self-storage building and associated site improvements. The approximate 1.32 acre site (comprising 3 tax lots) is zoned General Commercial (GC) and it is located in the Totem Town Center of the Highway 99 Overlay Zoning District.

Revised 7/9/13



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format,
contact the Clark County
ADA Compliance Office at
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

Applicant: AMERCO Real Estate Co.
David Pollock
2727 Central Avenue-9N
Phoenix, AZ 85004
(602)263-6502; E-mail: David_pollock@uhaul.com

Contact Person: Mackenzie
Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214
(503)224-9560; E-mail: bvarricchione@mcknze.com

Property Owner: AMERCO Real Estate Co. & AREC RW MS LLC
Carlos Vizcarra
2727 Central Avenue-9N
Phoenix, AZ 85004

Comp Plan Designation: General Commercial (GC)

Parcel Numbers: Tax Lot 54 (145275-000), Tax Lot 45 (145266-000) and Tax Lot 58 (145279-000), located in the SE ¼ of Section 03, Township 2 North, Range 1 East, of the Willamette Meridian.

Neighborhood Contact: NE Hazel Dell Neighborhood Association
Bud Van Cleve, president
1407 NE 68 Street
Vancouver, WA 98665
Phone # (360) 695-1466; E-mail: BSVANC@aol.com

Staff Contact: Michael Uduk
360-397-2375, extension 4385
Michael.uduk@clark.wa.gov

Applicable Code Sections

40.200 (General Provisions); 40.230.010 (Commercial Districts, GC); Appendix F; HWY 99 Overlay District Standards; 40.320.010 (Landscaping and Screening); 40.340.010 (Parking and Loading); 40.350.010 (Pedestrian/Bicycle Circulation Standards); 40.350.020 (Transportation Concurrency); 40.350.030 (Street and Road Standards); 40.360 (Solid Waste and Recycling); 40.370.010 (Sewer Regulations); 40.370.020 (Water Supply); 40.385 (Stormwater and Erosion Control); 40.500 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.570 (SEPA); 40.570.080 (Archaeological); 40.610 and 40.620 (Impact Fees); Building Safety (Title 14) and Title 15 (Fire Code)

Application Filing date: August 10, 2015
Fully Complete Date: September 2, 2015

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: October 15, 2015

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

Mail: Attn: Michael Uduk
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: Michael.uduk@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: Marty Snell, Community Development Director

Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Attachments

- Proposed project site
- Map of property owners receiving notice

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 18, 2014

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

Mail: Attn: Michael Uduk
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: Michael.uduk@clark.wa.gov

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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 Community Development Land Use Review Fire Marshal's Office Clark County Public Health Clark County Public Works Development Engineering Transportation Division Clark County Conservation District Clark County Water Resource Council City of Vancouver Transportation
Special Purpose Agencies:	Fire Protection District # Clark Public Utilities Clark Regional Wastewater District/City of Vancouver Water/Sewer
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 Neighborhood Association

Additional attachment for agencies:

- SEPA checklist



MACKENZIE
 ARCHITECTURE + INTERIORS
 PLANNING + ENGINEERING

143255000, 143275000, AND 143270000
 143255000, 143275000, AND 143270000
 143255000, 143275000, AND 143270000
 143255000, 143275000, AND 143270000

PROJECT DATA
 U-HAUL, HAZEL DELL, WA
 PARCEL NUMBERS
 SITE ADDRESS
 ZONING
 ZONING OVERLAY

PROPERTY OWNER
 AMERCO REAL ESTATE COMPANY
 ATTN: CARLOS VIGORRA
 2777 CENTRAL AVENUE-4N
 PHOENIX, AZ 85004
 PHONE: (602) 263-8502
 E-MAIL: carlos@amerco.com

APPLICANT
 AMERCO REAL ESTATE COMPANY
 ATTN: DAVID POLLOCK
 2777 CENTRAL AVENUE-4N
 PHOENIX, AZ 85004
 PHONE: (602) 263-8502
 E-MAIL: david@amerco.com

CONTACT PERSON
 MACKENZIE
 ATTN: IRINA VARGAS
 1515 SE WATER AVE, SUITE 100
 PORTLAND, OR 97214
 PH: (503) 224-8900
 FX: (503) 224-0285
 E-MAIL: irina@mackenzie.com

EXISTING SITE AREA
 EXISTING AREA PARCEL IV 57,702 SF / 1.33 AC
 EXISTING AREA PARCEL V 16,008 SF / 0.34 AC
 EXISTING AREA PARCEL I 21,793 SF / 0.50 AC
 EXISTING AREA PARCEL II 23,083 SF / 0.53 AC
 PROPOSED R-O-W DEDICATION AREA 2,098 SF / 0.05 AC (INCLUDES ALL LOTS)

PROPOSED SITE AREA
 PROPOSED AREA PARCEL IV 14,221 SF / 0.33 AC
 PROPOSED AREA PARCEL V 20,791 SF / 0.48 AC
 PROPOSED AREA PARCEL I 20,885 SF / 0.47 AC
 PROPOSED LANDSCAPE AREA 8,577 SF / 0.20 AC (15-40)
 PROPOSED BUILDING AREA 24,098 SF / 0.55 AC (43-30)
 PROPOSED IMPROVEMENT AREA 22,823 SF / 0.53 AC (41-20)

PARKING DATA
 PROPOSED:
 STANDARD SPACES 3 PARKING STALLS (20'X10')
 TRUCK SPACES 2 PARKING STALLS (12'X30')
 ADA SPACES 1 PARKING STALL (20'X10')
 6 PARKING STALLS

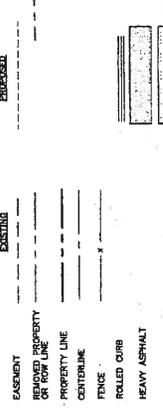
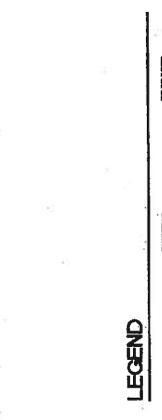
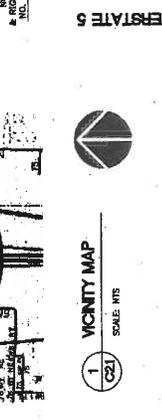
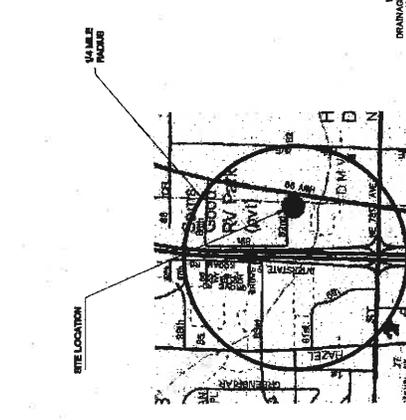
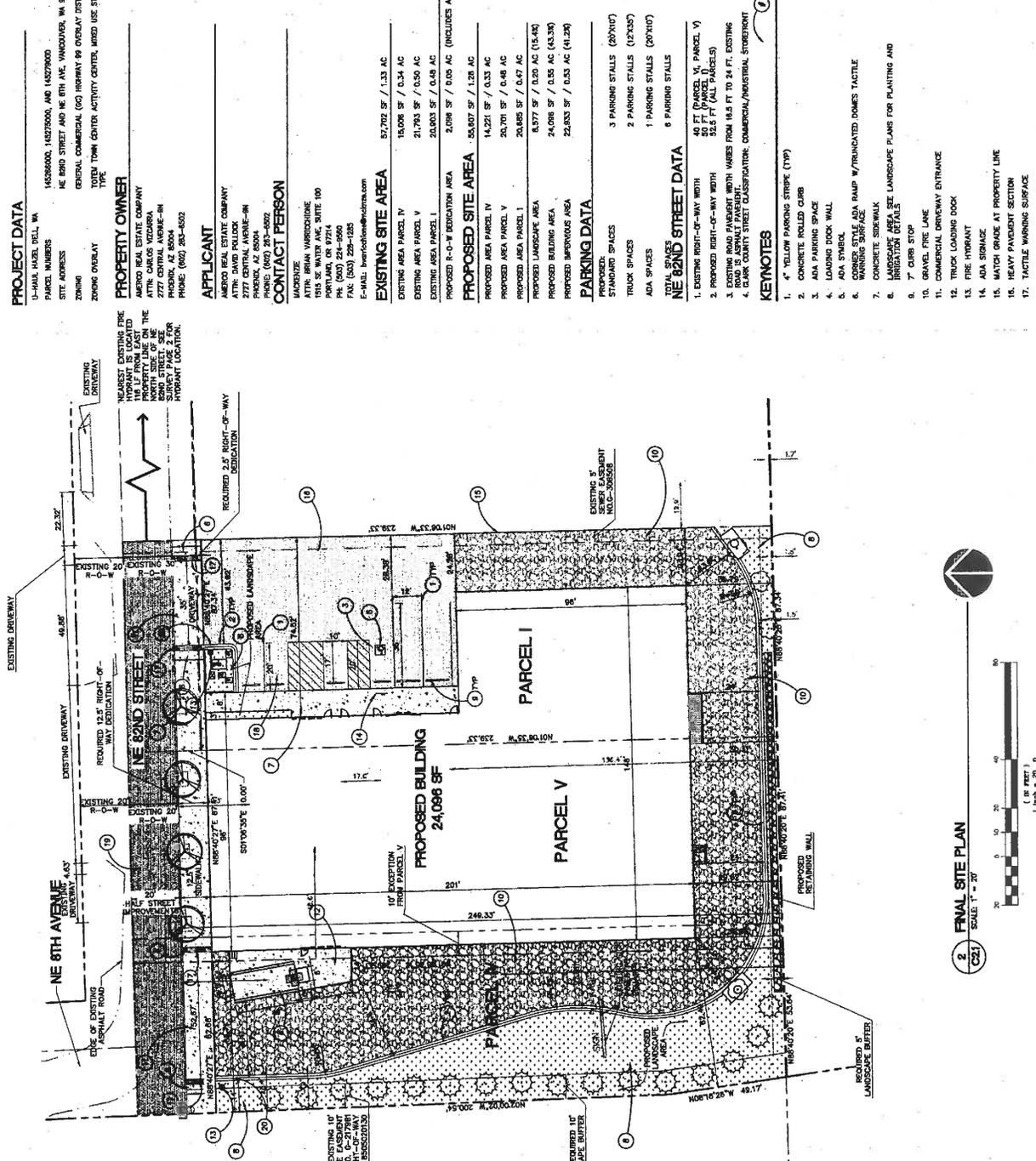
TOTAL SPACES
 NE 82ND STREET DATA
 1. EXISTING RIGHT-OF-WAY WIDTH 40 FT (PARCEL V, PARCEL I)
 2. PROPOSED RIGHT-OF-WAY WIDTH 55.6 FT (ALL PARCELS)
 3. EXISTING ROAD PAVEMENT WIDTH VARIES FROM 16.5 FT TO 24 FT. EXISTING ROAD IS ASPHALT PAVEMENT.
 4. CLERK COUNTY STREET CLASSIFICATION: COMMERCIAL/INDUSTRIAL STREET

KEYNOTES
 1. 4" YELLOW PARKING STRIPE (1'W)
 2. CONCRETE ROLLED CURB
 3. ADA PARKING SPACE
 4. ADA PARKING SPACE
 5. LOADING DOCK WALL
 6. ADA SYMBOL
 7. CONCRETE SIDEWALK
 8. CONCRETE SIDEWALK
 9. CONCRETE SIDEWALK
 10. CONCRETE SIDEWALK
 11. CONCRETE SIDEWALK
 12. CONCRETE SIDEWALK
 13. CONCRETE SIDEWALK
 14. ADA SYMBOL
 15. MATCH GRADE AT PROPERTY LINE
 16. MATCH GRADE AT PROPERTY LINE
 17. TACTILE WARNING SURFACE
 18. LIGHT PAVEMENT SECTION
 19. STREET PAVEMENT SECTION PER CLERK COUNTY DRAWING
 20. PAINT CURB IN FRONT OF HYDRANT AS "NO PARKING"

REVISIONS
 1. REVISED PER COMMENTS
 2. REVISED PER COMMENTS
 3. REVISED PER COMMENTS
 4. REVISED PER COMMENTS
 5. REVISED PER COMMENTS
 6. REVISED PER COMMENTS
 7. REVISED PER COMMENTS
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 16. REVISED PER COMMENTS
 17. REVISED PER COMMENTS
 18. REVISED PER COMMENTS
 19. REVISED PER COMMENTS
 20. REVISED PER COMMENTS

SHEET INFORMATION
 SHEET TITLE: PROPOSED ROAD SITE PLAN
 SHEET NO.: C2.1
 DRAWN BY: C.T.L. / ASP
 CHECKED BY: B.C.H.
 SHEET:

JOB NO. 21005386.01
 TYPE I SITE PLAN REVIEW 9/2/15



SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Revised 9/1/11



Community Development
1300 Franklin Street, Vancouver, Washington
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For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:

U-Haul Hazel Dell Storage

2. Name of applicant:

AMERCO Real Estate Co.

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

*Applicant: AMERCO Real Estate Co.
Att: David Pollock
2727 N. Central Avenue-9N
Phoenix, AZ 85004
(602) 263-6502*

*Contact: Mackenzie
Att: Brian Varricchione
1515 SE Water Ave., Ste. 100
Portland, OR 97214
(503) 224-9560*

4. Date checklist prepared:

July 10, 2015

5. Agency requesting checklist:

Clark County

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

The proposed site plan and road frontage improvements associated with this checklist are necessary for the redevelopment of this site. The project utility, transportation and landscaping infrastructure including parking and maneuvering areas will be constructed in one phase, together with building construction.

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.

- *Archaeological predetermination in 2015*
- *Critical areas determination in 2015*
- *Geotechnical report in 2014*

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None known.

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

- *Clark County Type II Site Plan*
- *Clark County Legal Lot Determination*
- *Clark County Engineering plan approval*
- *Department of Ecology NPDES*
- *Clark County Building Permit Review*
- *Clark County Health Development review*
- *Clark County Final site plan review*

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 is proposing to redevelop the site with one 24,096-SF building for mini-storage and warehouse space, plus associated parking, maneuvering, and landscape areas as shown on the development plans. The three parcels, 145275000, 145266000, & 145279000, total approximately 57,500 square feet or 1.32 acres in size.

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

The site is located in unincorporated Clark County in the southeast quarter of Section 3, Township 2N, Range 1E, Willamette Meridian, at the southeast corner of NE 82nd Street and NE 8th Avenue. The site is addressed as 713, 805, and 809 NE 82nd Street, Vancouver.

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 and the approximate percentage of the slope?

The steepest slope is approximately 33% on the west side of the site. According to Clark County GIS data, ninety-four percent of the site has slope less than 5%.

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.

According to Clark County GIS Developers Packet, 7.3% of parcel is GeB, 86.6% of parcel is HoB, and 6.1% of parcel is OdB.

<i>GeB</i>	<i>Gee silt loam, 0 to 8 percent slopes</i>
<i>HoB</i>	<i>Hillsboro silt loam, 3 to 8 percent slopes</i>
<i>OdB</i>	<i>Odne silt loam, 0 to 5 percent slopes</i>

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

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Specific grading plans are included with this application. Grading for stormwater facilities, utilities, building pad, landscaping areas, and parking areas are proposed.

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

Erosion is possible but unlikely on a relatively flat site where hazards will be minimized by the implementation of an approved erosion control plan utilizing best management practices. These erosion control measures will be implemented prior to construction activities as shown on the grading and erosion control plans included with this application.

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

At full build out, approximately 85% of the project site will be covered with impervious surface.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:

An approved erosion control plan will be implemented prior to site construction activities. Stormwater will be collected, routed into a stormwater treatment and detention facility, and discharged in accordance with Clark County and Washington Department of Ecology standards.

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.

The development of the site will include construction activities that may create dust and emissions generated from heavy equipment over the short-term, and there may be long-term air emissions associated with this proposal, including exhaust from automobile and truck traffic associated with a mini-storage/warehouse facility.

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

The site is bordered by I-5 and near Highway 99 which generate auto emissions and dust from maintenance of the roadways.

- c. Proposed measures to reduce or control emissions or other impacts to air:

Comply with applicable clean air standards.

3. Water

- 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.

None known.

- 2) Will the project require any work within 200 feet of 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? 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.

According to the geotechnical report, opportunities for stormwater infiltration are limited due to low permeability of on-site soils. Water will not be withdrawn or discharged to the ground as part of this development.

- 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.

No waste discharge is proposed.

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.

During construction activities, runoff will be directed to erosion control measures until soils can be stabilized. Post development runoff from the paved driveways, parking areas, and roof hardscape areas will be treated with mechanical devices using best management practices consistent with the Clark County drainage requirements for stormwater quality. Treated stormwater will be routed through a standard pipe system to underground chambers for stormwater detention. Stormwater release from the site will be regulated with a flow control manhole. Runoff will drain to the south adjacent property into a culvert that directs water under Interstate 5 and ultimately will discharge into Cougar Canyon Creek. See attached stormwater plan and report for compliance with current standards.

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

It is possible that waste materials could enter ground or surface waters in the event of an accidental spill.

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

A stormwater management system will be installed and all surface water will be conveyed to a facility within the proposed development for treatment prior to being discharged off site.

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?

A portion of the site is currently improved with structures and pavement. Vegetation will be removed as necessary for construction of the proposed buildings and infrastructure, including frontage improvements, parking and maneuvering areas, and utilities.

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 landscaped to commercial code standards, which includes use of native and adapted plant species for this climate. See the landscape plan included in this application for details.

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.

No threatened or endangered plant species are known to exist on or near the site.

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

The site is within the Pacific Flyway, a bird migration route that covers most of the Pacific West Coast from Mexico to Alaska.

d. List proposed measures to preserve or enhance wildlife:

None proposed.

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/or natural gas will be used to meet the energy needs of the proposed development.

- 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:

The proposed building will be built at or above the current energy standards as applicable in the adopted codes.

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.

None known.

- 1) Describe special emergency services that might be required.

Emergency services will be required to serve future development. These services include police, fire, and medical services common to commercial development.

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

None proposed.

- b. Noise

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

Traffic noise from Interstate 5 to the west and Highway 99 to the east. Noises typical from commercial developments also exist in this area including noises from automobiles, retail HVAC units and refrigeration systems, and patrons visiting the establishments.

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

Construction noise will be on a short-term basis, during daylight hours and consistent with state and local noise regulations. Long-term noise impacts will likely be limited to

noise generated from typical commercial development such as vehicle traffic, HVAC units, refrigeration units and patrons.

3) Proposed measures to reduce or control noise impacts:

Noise impacts anticipated from the uses onsite are minimal, therefore no measures are proposed.

8. Land and shoreline use

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

The site currently contains two single-family houses, and a parking area and 1,600 SF storage building. Interstate 5 abuts to site to the west. To the north across 82nd Street are single-family homes. To the south is a motel. To the west is a U-Haul truck rental facility and beyond that, Highway 99.

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

No.

c. Describe any structures on the site.

The site currently contains two single-family houses, a parking area and a 1,600-square foot storage building.

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

Yes, all of the existing structures on the site will be removed as a part of this application.

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

General Commercial (GC) with a Highway 99 Overlay District.

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

General Commercial.

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

Not applicable, the site is not within a shoreline area.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

None of the site has been classified as an environmentally sensitive area but the GIS Packet does show hydric soils on a portion of the site. Due to the historic use of the site, it is unlikely that any wetlands exist. According to the Critical Areas Determination, no

wetlands are located onsite. No wetlands were observed outside the study area within 80' of the site. Soils consisted of fill material and vegetation was typical of disturbed sites with upland grass and annual weed species.

- i. How many people would reside or work in the completed project?

Based on the proposed size and configuration of the development, three people would work in the completed project.

- j. How many people would the completed project displace?

The project would displace the residents of one existing occupied house, both of whom are employed by the existing U-Haul business (the other house on site is vacant).

- k. Please list proposed measures to avoid or reduce displacement impacts:

Residents will be provided ample notice of the timing of proposed demolition.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

The proposal complies with all applicable land use requirements and is consistent with current zoning and comprehensive plan designations.

9. Housing

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

No residential units are proposed as part of this development.

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

Two residential units will be eliminated as part of this application.

- c. List proposed measures to reduce or control housing impacts:

No measures proposed as property is zoned General Commercial and commercial development is permitted. Furthermore, the residents of the house are current employees of U-Haul.

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?

There are no maximum height standards in the General Commercial zone. No structure proposed will exceed 34'. The principal exterior building materials will be painted white "shadow rib" metal panels and concrete tilt panel.

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

No views in the immediate vicinity will be altered or obstructed as a result of this development.

- c. Proposed measures to reduce or control aesthetic impacts:

Aesthetic character of the development will comply with Clark County development standards, including the Highway 99 overlay design 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 and glare typical of retail and commercial uses will occur from window lighting, automobile lights, and parking lighting. These impacts would occur mainly during hours of darkness during normal business hours.

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

No, proposed lighting will meet Clark County standards for shielding and glare.

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

I-5 is adjacent to and Highway 99 is near the site. Both include automobile traffic and street lighting. I-5 includes high pole mounted flood lighting in the vicinity of this project.

- d. Proposed measures to reduce or control light and glare impacts:

Lighting will be shielded and directed to minimize offsite impacts.

12. Recreation

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

Hazel Dell Park is located within 1.5 miles of the site at NE 68th Street.

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

No.

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

The proposed commercial use will increase property taxes from this site, and will also increase overall sales taxes. These increased taxes will be utilized in part to fund ongoing maintenance of parks and passive recreational activities throughout the county.

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.

Property is in an area of high archaeological probability. An archaeological pre-determination has been completed for the site and did not identify any artifacts.

- 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:

None proposed at this time.

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 82nd Street fronts the site to the north. Interstate 5 is located on the west boundary of the site, however there is no direct access from I-5 to the site. The existing site access to NE 82nd Street includes no standard driveways. The existing access is a direct connection of gravel parking area on the site to the existing NE 82nd Street pavement. Following redevelopment of the site, there will be two driveways onto NE 82nd Street.

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

Yes, C-Tran route 71 services Highway 99. The nearest stop is 0.1 miles away.

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

The completed project will have 3 standard parking spaces and 1 ADA parking space. No parking spaces are striped or delineated at the office building and residence, so no legal parking spaces will be eliminated.

- 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.

The proposed development will include improvements to 82nd Street, including curb and sidewalk.

- 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.

Approximately 192 net new primary weekday trips will be generated by this development according to the transportation impact analysis that is included with this application.

- g. Proposed measures to reduce or control transportation impacts:

The addition of site trips in the 2013 Post-Development scenario does not cause any intersection to exceed Clark County standards, so no capacity mitigation is required.

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.

Fire protection and police protection will be needed to serve future development but impacts on health care and schools should be minimal as the project does not include any residential units.

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

The development will be subject to property taxes and levies to support emergency services.

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:

Sewer District: Clark Regional Waste Water District

Water District: Clark Public Utilities

Refuse Service: Waste Connections Inc.

Natural Gas: Northwest Natural Gas

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: Brian Varicchio Date Submitted: 7/10/15

D. SEPA Supplemental sheet for non-project actions**Instructions:**

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 of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal 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 use or affect environmentally sensitive areas or those 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? Will it 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 whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.