

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 for potential adverse impacts regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: October 5, 2015

Closing date for public comments: October 20, 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: UNION PRAIRIE BUSINESS PARK LOT 3

Case Number: PSR2015-00029; SEP2015-00035

Location 11915 NE 113th Street

Request: The applicant is proposing to create two lots, Lot 3A and Lot 3B out of Lot 3 of Union Prairie Business Park using the Binding Site Plan process. The applicant is also proposing to construct a 2,880 square foot modular building on the proposed Lot 3B to be used as

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

offices for a contractor's construction yard. The approximately 2.07 acre property is zone Light Industrial (IL) (AKA Lot 3 Binding Site Plan Book 59, Page 89).

Applicant: Highway 503 Properties LLC
Brian Spencer
PO Box 87908
Vancouver, WA 98687
Phone: (360)256-9432
E-mail: brianspencer@ascendholdings.com

Contact Person: DLC Architecture, LLC
David Commeree
11815 NE 113th Street, Suite 104
Vancouver, WA 98662
Phone: (360)601-9858
E-mail: david@dlc-architecture.com

Property Owner: (Same as Applicant)

Comp Plan Designation: Light Industrial (IL)

Parcel Numbers: Tax Lot 1/1 (200215-002, Falcon Prairie One, J107), located in the NW ¼ of Section 34, Township 3 North, Range 2 East, of the Willamette Meridian.

Neighborhood Contact: Greater Brush Prairie Neighborhood Association
Rob Pearson, President
158001 NE 180th Street
Brush Prairie, WA 98606
Phone: (360) 666-2756; Email: rpearson7@gmail.com

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

Applicable Code Sections

40.200 (General Provisions); 40.230.01085 (Employment Districts, IL); 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); 40.520.040 (C) (Binding Site Plan); 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: July 10, 2015
Fully Complete Date: August 24, 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 20, 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

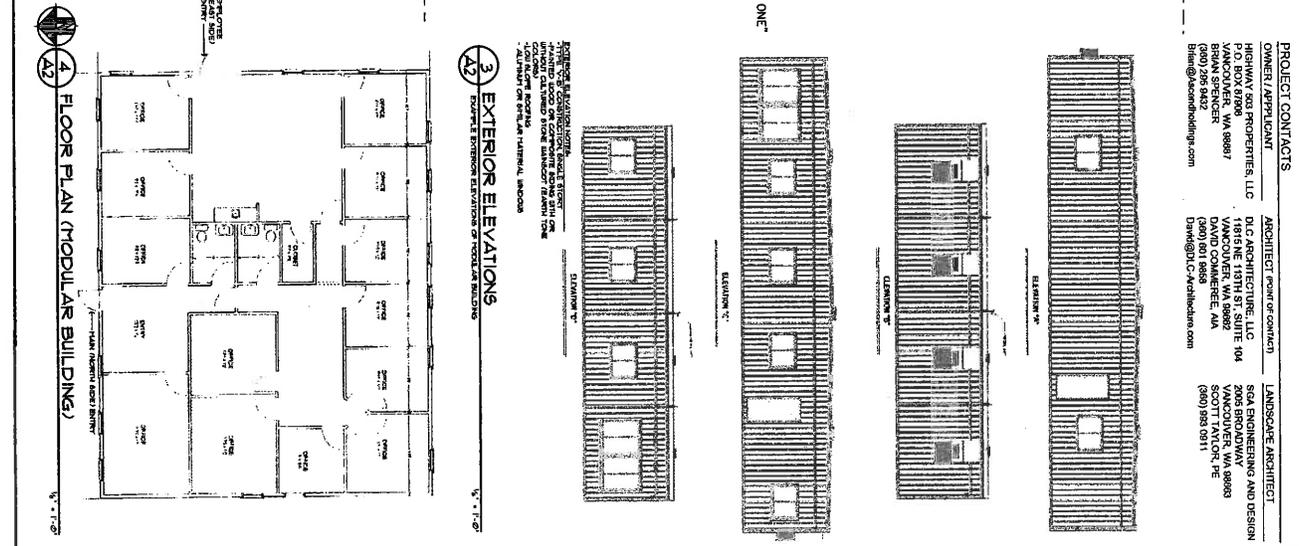
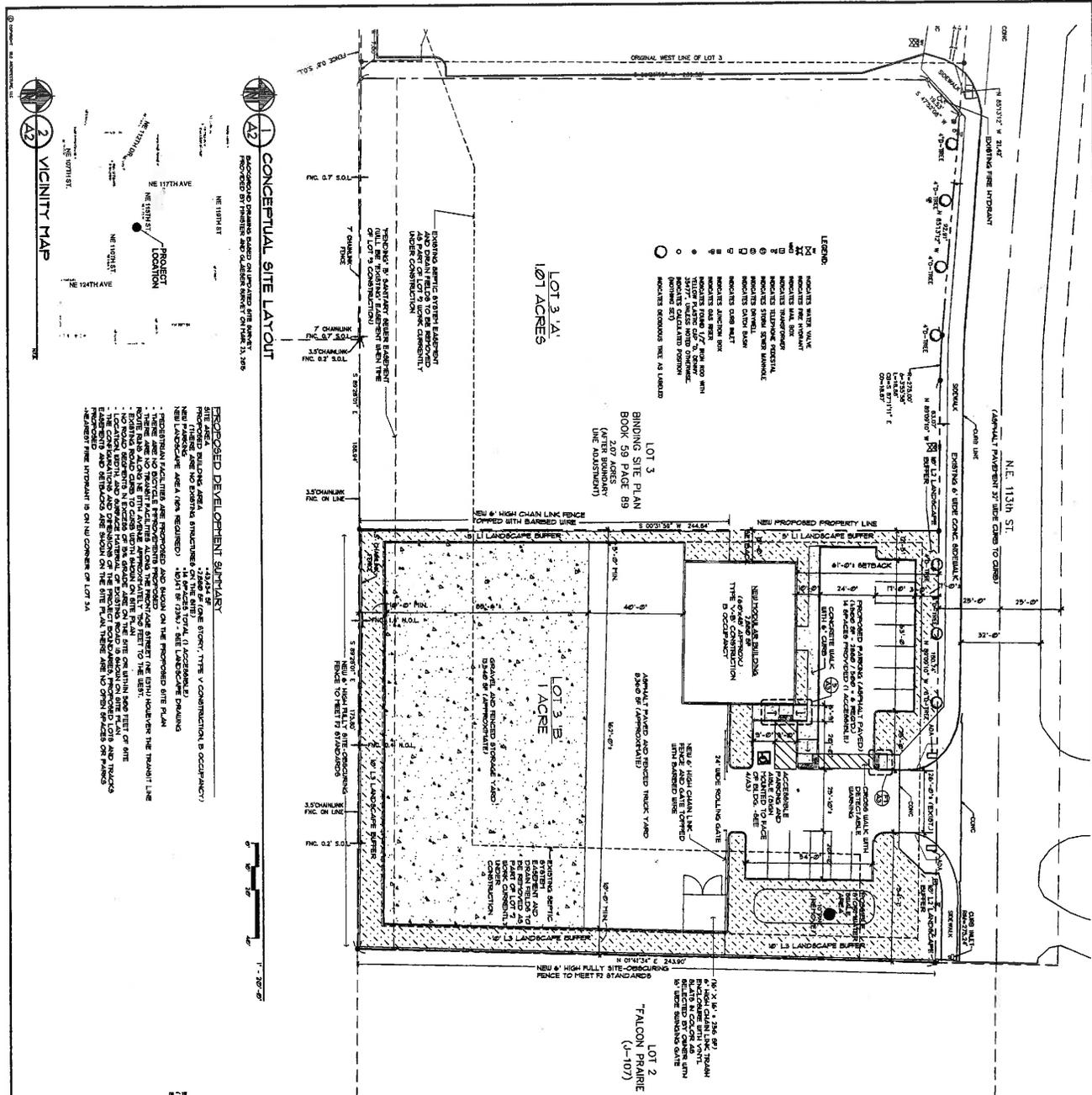
Distribution

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



PROJECT CONTACTS

OWNER/APPLICANT	ARCHITECT point of contact	LANDSCAPE ARCHITECT
HIGHWAY 203 PROPERTIES, LLC	DLC ARCHITECTURE, LLC	SEA ENGINEERING AND DESIGN
VANCOUVER, WA 98687	11815 NE 113TH ST, STE 104	VANCOUVER, WA 98686
DAVID COMMERCE, AIA	DAVID COMMERCE, AIA	SCOTT TAYLOR, PE
(360) 286 9482	(360) 601 9858	(360) 958 0811
dlm@hscorpsolutions.com	dlm@dlc-arch.com	

PROPOSED DEVELOPMENT SUMMARY

1.34 ACRES OF ONE (ONE) TYPE V CONSTRUCTION B OCCUPANCY SITE AREA BUILDING AREA

THESE ARE NO EXISTING STRUCTURES ON THE SITE (ALSO ACCORDING TO THE LANDSCAPE AREA (VEN REQUIRED)) - 10/11/18 - SEE LANDSCAPE DRAWING

PROPOSED DEVELOPMENT SUMMARY

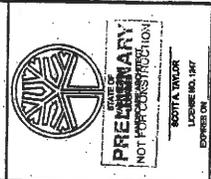
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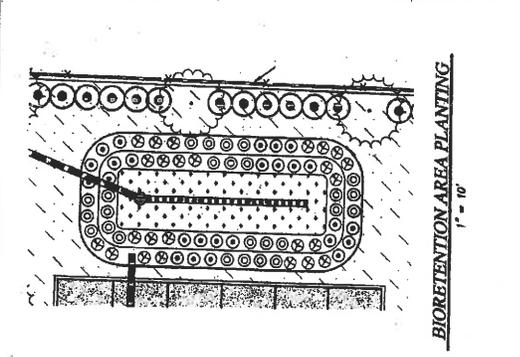
LANDSCAPE ARCHITECTURE
 2000 BROADWAY
 WASHINGTON, DC 20004
 PHONE: (202) 331-1111
 FAX: (202) 331-1112



SCOTT WALKER
 LICENSE NO. 1487
 EXPIRES ON

CLARK COUNTY
 WASHINGTON
**UNION PRAIRIE
 BUSINESS PARK LOT 3B**

PRELIMINARY
 REVISIONS
 DESTROYED BY: #888
 DRAWN BY: SNT
 CHECKED BY: #888
 SCALE: 1" = 20'
 JOB NUMBER: 1512
 SHEET: 11



LOT 3
 BINDING SITE PLAN
 BOOK 59 PAGE 88

LOT 2
 FALCON PRAIRIE
 (J-107)

LANDSCAPE NOTES
 NET LOT AREA: 43,534 S.F.
 NET LANDSCAPE AREA: 10,147 S.F.
 PROPOSED LANDSCAPED AREA: 23%

LANDSCAPE NOTES
 TREES SHALL NOT BE PLANTED CLOSER THAN 2 FEET FROM THE FACE OF THE CURB. SPECIFICATIONS FOR TREE (FROM THIS SHEET) SHALL BE USED IN THIS TO ALLOW FOR TREE MAINTENANCE. DO NOT PLANT TREE ROOT BALL.

LANDSCAPE NOTES
 THE TYPE OF TREE OR SHRUB PLANTED MUST BE APPROVED BY THE CITY OF WASHINGTON. THE TREE AND SHRUBS PLANTED MUST MEET THE GROWTH NEEDS AND CHARACTERISTICS OF THE PLANTS IN THEIR RESPECTIVE ZONES. TREES AND SHRUBS SHALL BE SPACED ALONG THE PLANTINGS UNDER THE SHRUBS, TREES AND GRASS COVER.

LANDSCAPE NOTES
 THE 11, 12, AND 13 BUFFERS SHALL HAVE BANKS, BOUNDARY COVER, TRUMP OR PERSONAL PLANTINGS COVERING THE ENTIRE BUFFER. AN IRRIGATION SYSTEM IS REQUIRED FOR THIS PROJECT. THE SYSTEM WILL BE PROVIDED AND INSTALLED BY THE LANDSCAPE CONTRACTOR.

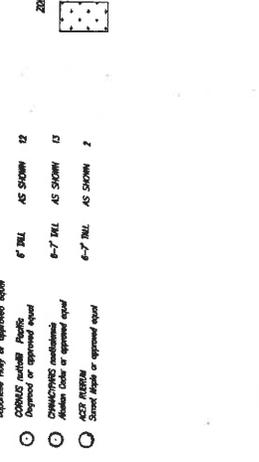
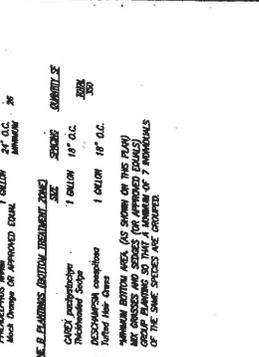
BIORETENTION AREA PLANTING
 1" = 10'

BIORETENTION AREA PLANTING LEGEND

PLANTING	SIZE	SPACING	SUMMARY
1. PLANTING	2'-4' O.C.	4' O.C.	79
2. PLANTING	1' O.C.	2' O.C.	43
3. PLANTING	AS SHOWN	AS SHOWN	12
4. PLANTING	AS SHOWN	AS SHOWN	13
5. PLANTING	AS SHOWN	AS SHOWN	7

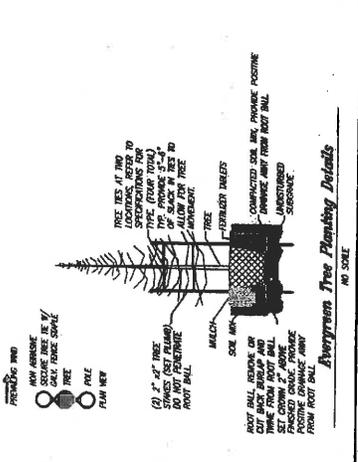
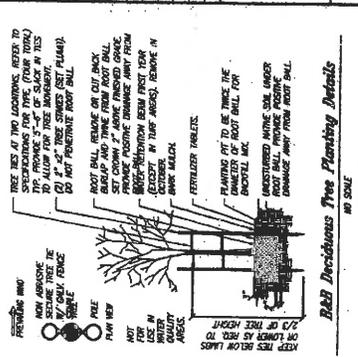
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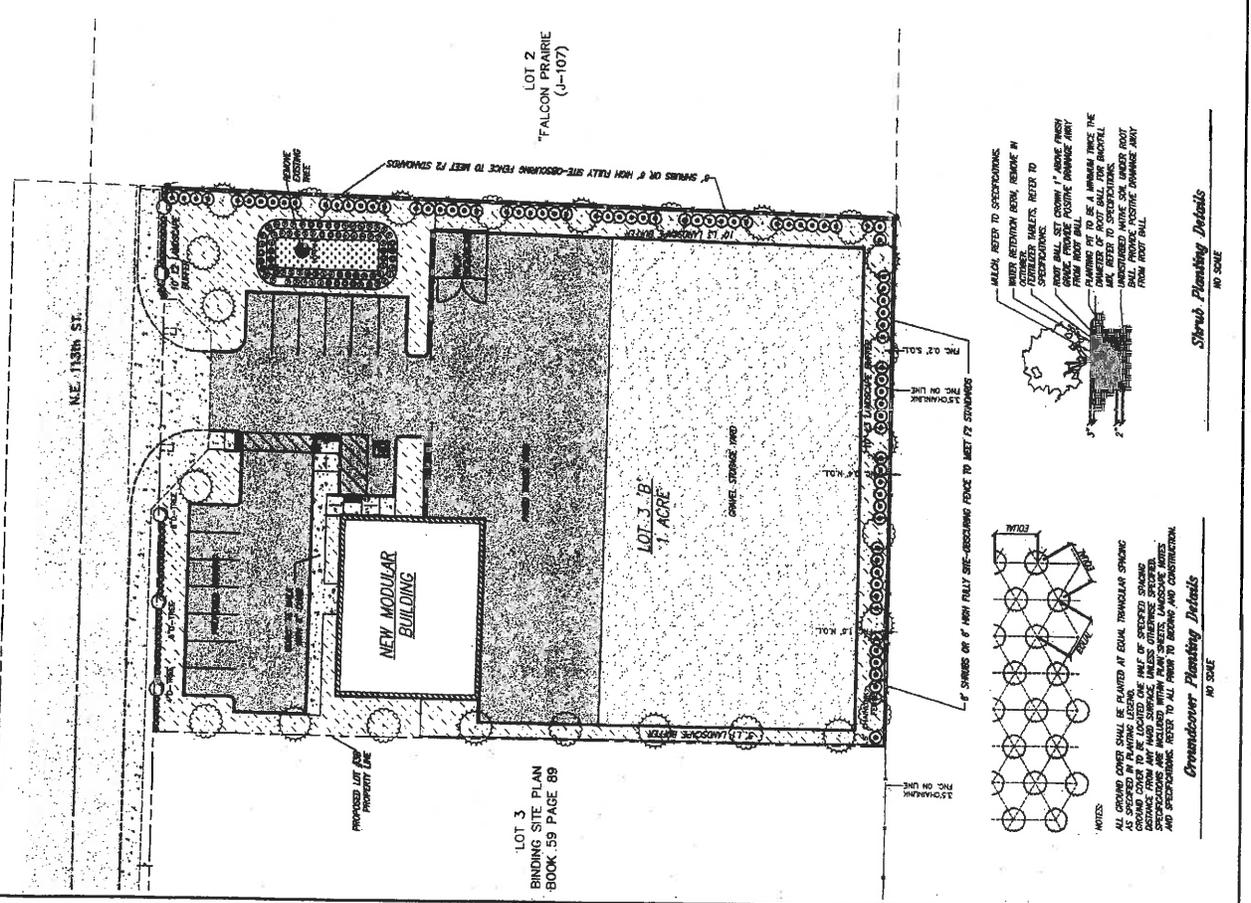
Deciduous Tree Planting Details
 NO SCALE

Evergreen Tree Planting Details
 NO SCALE



Deciduous Tree Planting Details
 NO SCALE

Evergreen Tree Planting Details
 NO SCALE



LOT 3
 BINDING SITE PLAN
 BOOK 59 PAGE 88

LOT 2
 FALCON PRAIRIE
 (J-107)

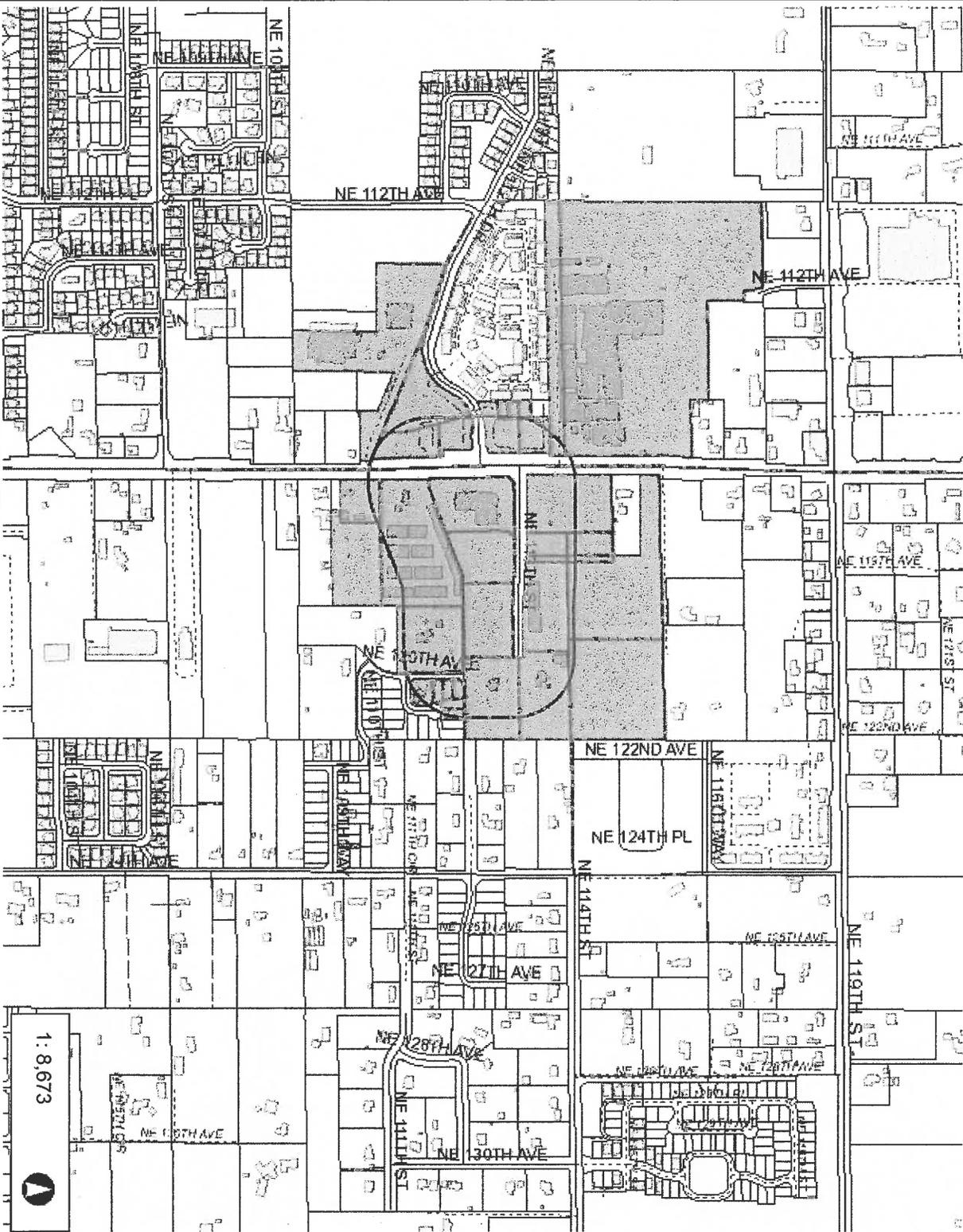
LANDSCAPE NOTES
 ALL GRASS COVER SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING AS SHOWN IN PLANTING LEGEND. ALL OTHER PLANTINGS SHALL BE SPACED AS SHOWN IN PLANTING LEGEND. LANDSCAPE NOTES AND SPECIFICATIONS ARE INCLUDED WITHIN PLANTING SHEETS. LANDSCAPE NOTES AND SPECIFICATIONS REFER TO ALL FROM TO BEING AND CONSTRUCTION.

Greenhouse Planting Details
 NO SCALE

Shrub Planting Details
 NO SCALE</



Union Prairie Business Park Lot 3 300' List



1,445.5 0 722.76 1,445.5 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1:8,673



- Legend**
- Building Footprints
 - Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:

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
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



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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:
Union Prairie Business Park- Lot #3
2. Name of applicant:
Highway 503 Properties, LLC
3. Address and phone number of applicant and contact person:
P.O. Box 87908
Vancouver, WA 98662
Atten: Brian Spencer
4. Date checklist prepared:
June 6, 2015
5. Agency requesting checklist:
Clark County, Department of Community Development
6. Proposed timing or schedule (including phasing, if applicable):
The project includes dividing lot #3 into two separate tax parcels (approximately 1 acre each) and develop the property on two- phases. The east side is proposed to be developed as soon as construction approvals are obtained. The west side project will be developed as a future phase of the business park.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
Yes, develop the west side of Lot #3 as a future project.
8. List any environmental information that has been or will be prepared related to this proposal.
A geotechnical investigation report and an infiltration study were prepared as part of the initial 2004 permit and construction approvals.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
Clark County:
Pre-Application Conference
10. List any government approvals or permits needed for your proposal:
We anticipate the following approvals and permits for implementation of this project:
Clark County:
Pre-Application Conference
Site Plan Review- Type II
Binding Site Plan- Type II
SEPA
Final Site Plan Approval
Engineering Plan Approval
Individual Building Permits
Sign Permit

Utility Provider's water and sewer connection approvals/permits
Please advise of any other permits necessary for project approval.

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 proposed Phase 3 project includes subdividing Lot #3 into 2 parcels, currently proposed as new lot #3A (west side) to be approximately 1.07 acres in size and new lot #3B (east side) to be approximately 1.0 acres in size with 2 project phases. The first phase Lot #3B is proposed to be developed with a modular building of approximately 3,000 square feet and associated site improvements for a local excavation company that, includes new vehicular parking spaces, a new stormwater facility, and a new fenced company vehicle and equipment paved parking area and adjacent gravel storage yard for non-vehicle civil construction related items, such as shoring, pipes, manholes and other similar related items. The project proposes to use the existing driveway curb cut located on the existing improved 113th Street. The second phase of the project is to develop Lot #3A in the future with a new 10,000 to 15,000 square foot building with new parking and associated site improvements.

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.

11915 NE 113th Street, Vancouver, WA 98662

Abbrev. Legal: Lot #3 Binding Site Plan, shown in Survey Book 59- Page 89, located in NW 1/4 of Section 34, T3N, R2E, WM Clark County.

B. Environmental Elements

Agency use only

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? Approximately 5% to 8%.
- 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.
Slightly gravelly, silty sand over medium dense to dense slightly gravelly sand. Not agricultural or prime farmland.
- 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.
Grading will be required for the site in order to drain surface runoff to the proposed stormwater facility and/or existing stormwater facility. Grading will also be required for the construction of the new buildings and site improvements. Using onsite soil materials is proposed where possible and needed. The final grading plan will establish final grading quantities.
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.
Minor erosion could occur as a result of clearing or construction, which is the case for all sites. However, porous soils and relatively mild slopes indicate this project will not present a significant erosion control hazard. An erosion control plan for the project will be prepared by a professional engineer licensed in the State of Washington. Erosion control measures will be design in accordance with Clark County Codes.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?
Approximately 80% to 90% of the site will be covered with impervious surfaces at buildout, consisting of paved roads and parking, sidewalks, driveways, roof tops and outside storage areas.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include:
A final erosion control plan will be prepared by SGA Engineering, a professional engineer in the State of Washington and will be submitted for review and approval by Clark County prior to start of construction. The plan will propose erosion control measures designed to minimize erosion impacts. The plan will call for implementing various Best Management Practices (BMP's) which may include locating silt fences, sediment traps, construction entrances, soil stagilization techniques and protection of drainage structures. The final erosion control plan will be subject to review and approval by Clark County Community Development.

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 construction of this project will result in construction equipment and vehicle exhaust and small amounts of dust. The dust will be controlled by the use of a water truck during construction.
After construction, the site will generate vehicle exhaust from workers and visitors to be site. Quantities unknown

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

No sources of emissions are known

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

During construction, a water truck will be utilized during dry weather conditions.

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 known surface water body exists within the vicinity of the site.

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.

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 waste water will discharge to surface water.

b. Ground:

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

No direct withdrawals of ground water are proposed. Stormwater will be collected, treated and infiltrated per County code requirements.

- 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.

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.
Stormwater will be collected from impervious areas generated by the site. The runoff will be conveyed by catch basins and pipes into a stormwater management facility. Treatment will be provided by proposed bioswale or stormwater filter structures prior to discharging into a proposed or existing infiltration system. Rooftop water will be connected directly into an infiltration system. Final drainage plans will be designed by a professional engineer licensed in the State of Washington and approved in accordance with Clark County Codes.

Agency use only

- 2) Could waste materials enter ground or surface waters? If so, please describe.
Not likely. Surface runoff from the site will be treated before discharge into an infiltration system.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:
Stormwater will be collected, treated and released into an infiltration system as designed by a professional engineer licensed in the State of Washington and approved in accordance with Clark County Codes.

4. Plants

- a. Check or circle types of vegetation found on the site
- **Deciduous tree:** alder, maple, aspen, **other: Existing Street Trees**
 - 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
- Mostly open field grass**

- b. What kind and amount of vegetation will be removed or altered?
Existing vegetation will be removed to accommodate the proposed project. The existing street trees will likely be maintained. New landscaping will be provided, including at buffers of the site as well as within the proposed parking area along 113th Street.
- 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 proposed landscaping will be designed along 113th Street frontage of the site, at parking areas and at the perimeter buffers required by Clark County Codes and will include trees, shrubs, ground cover and lawn. Landscape plans for the project will be prepared by certified landscape architect.

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.
Yes, the Pacific Flyway.
- d. List proposed measures to preserve or enhance wildlife:
None, except providing new County code required landscaping.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
The project will primarily use electricity for lighting and power and natural gas for heating.
- 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 construction of this development will be executed in accordance with the current energy codes and standards required by State of Washington and applicable local Building 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. This project anticipates the normal use of construction equipment within OSHA guidelines during the construction phase and will result in low health hazard exposure. The proposed use of the site is not anticipated to create environmental health hazards.

- 1) Describe special emergency services that might be required. Emergency services could include ambulance, fire and police protection.
- 2) Proposed measures to reduce or control environmental health hazards, if any:
No specific health hazard is identified.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?
The primary source of noise generated off site would be from vehicular traffic traveling on SR-503. This level of traffic will not affect the project.

- 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.

Short term: The project will produce noise from construction equipment and building construction during local code allowed work hours. All activities will comply with state and local code requirements.

Long term: Vehicular traffic would be the primary source of external noise during the use to the facilities.

- 3) Proposed measures to reduce or control noise impacts:
None.

Agency use only

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
The site is vacant. The adjacent site to the North is an industrial use by Bratton Masonry. There is an existing single family residence to the east of the site and there is a proposed subdivision land use application in process. Directly south there is an existing residence and existing mini/RV storage facility. There is a new light industrial building under construction on the parcel directly west of the project property.
- b. Has the site been used for agriculture? If so, please describe.
The site has been vacant for the last 10 years, but not known if used for agriculture prior to that time.
- c. Describe any structures on the site.
There are no structures on the site
- d. Will any structures be demolished? If so, please describe.
No.
- e. What is the current zoning classification of the site?
Light Industrial (IL)
- f. What is the current comprehensive plan designation of the site?
Light Industrial (I)
- g. What is the current shoreline master program designation of the site?
Not Applicable.
- 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?
Approximately 30 to 50 people could work at the site when both phases are complete
- j. How many people would the completed project displace?
None.
- k. Please list proposed measures to avoid or reduce displacement impacts:
No displacement will occur as a result of this development.
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
The project will be compatible with the use of the site and adjacent properties. The sites adjacent to the north (Bratton Masonry), west (industrial building under construction) and south (mini/RV storage)

are all light industrial uses. The proposal will comply with land use and building requirements. The project will provide code required landscape buffers to the residential uses to the east and south of the project site.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.
Not Applicable.
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.
Not Applicable.
- c. List proposed measures to reduce or control housing impacts:
Not Applicable.

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?
The building height will not exceed the allowed maximum. The exterior of the building materials are proposed to be painted siding, trim and flashings and will comply with applicable building codes.
- b. What views in the immediate vicinity would be altered or obstructed?
No view impacts are anticipated.
- c. Proposed measures to reduce or control aesthetic impacts:
The site will be provided with landscaping. Views along 113th Street will be improved with landscaping. The proposed landscaping will add code required buffering to adjacent properties.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The project will provide on-site lighting for use at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
None are anticipated.
- c. What existing off-site sources of light or glare may affect your proposal?

Adjacent street lighting and on-site lighting from the adjacent business park property, as well as traffic traveling on 113th Street and SR-503 near the site. These sources are not expected to affect the project.

- d. Proposed measures to reduce or control light and glare impacts:
The project will be designed to comply with Clark County Codes.

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 recreational displacement will occur as a result of this project.
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
The existing sidewalk along 113th Street will be maintained.

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.
There are no known cultural sites on this property or on the adjacent existing business park properties.
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
No evidence is known on the site or the adjacent business park properties.
- c. Proposed measures to reduce or control impacts:
An Archaeological Pre-Determination will be prepared for this project. Excavation operators will observe excavation for artifacts while construction is in process. If artifacts are found, the discovery area will be roped off and excavation will continue on the unimpacted areas of the site. The Office of Archaeology and Historic Preservation in Olympia Washington and Clark County will be notified.

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.

The site has access to existing improved 113th Street and will utilize existing driveways.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is a C-Tran round located along SR-503, to the west of the site.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The project phase on Lot #3A will have approximately 14 new parking spaces and a vehicle parking yard for the company vehicles. The future phase on Lot #3B will be provided with at least the code required minimum number of parking spaces, depending on the building size.
- 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 new streets or improvements to the existing street is proposed.
- 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. Refer to Trip Accounting letter and previous 2004 Traffic Study provided by Charbonneau Engineering.
- g. Proposed measures to reduce or control transportation impacts:
None are required.

Agency use only

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.
The project is included in the existing Urban Growth Boundary. Services required for the project include, fire protection, police protection and health related emergency medical services.
- b. Proposed measures to reduce or control direct impacts on public services:
Impact Fees required by Clark County may be accessed to the project.

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:

Public Water: Clark Public Utilities

Public Sewer: Clark Regional Waste Water District

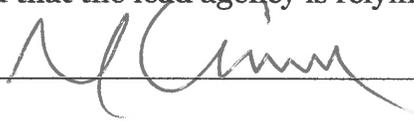
Telephone: Century Link

Refuse: Waste Management

Gas: NW 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:  Date Submitted: 7-7-15

