

**NOTICE OF TYPE II
DEVELOPMENT REVIEW
APPLICATION AND OPTIONAL
SEPA DETERMINATION OF
NON-SIGNIFICANCE**



The Clark County Department of Environmental Services 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 (CCC), 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 rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Closing Date for Public Comments: August 17, 2016
(15 days from notice)

Information regarding this application can be obtained by contacting the staff contact person listed below, or visit the Public Service Center, Department of Public Works, 1300 Franklin Street, 1st Floor, STE 185; Vancouver, Washington.

Date of this Notice: August 2, 2016

Project Name: BARNETT FOREST PRACTICE

Case Number: SEP2016-00038; FOR2016-00100

Location: NE 312th Ave Camas, WA

Request: Applicant is requesting a Class IV-G Forest Practice timber harvest prior to conversion to home site and pasture.

Applicant: Beacon Ridge Construction LLC
10200 NE 160th Ave.
Vancouver, WA 98682

Contact: Bryan Patterson 360.773.5593

Owner: Barnett Investment Properties LLC
121 SW Morrison STE 600
Portland, OR 97204

Zoning: Forest – 40 (FR- 40)

Parcel Number: 1396220000

Township: 2N Range: 4E SE ¼ of Section: 18

Applicable Code Sections : Clark County Code Sections: 40.500 (Procedures); Chapter 40.260.080 (Forest Practices); Washington State Forest Practices Act Revised Code of Washington (RCW) 76.09 and WAC222

Neighborhood Contact: n/a

Staff Contact Person: Jim Vandling 397-2121 ext. 4714
jim.vandling@clark.clark.wa.gov

Program Manager: Kevin Tyler (360) 397-2121, ext. 4258
E-mail: kevin.tyler@clark.wa.gov

Please email SEPA comments to: sabra.hall-nelson@clark.wa.gov

Responsible Official: Kevin Tyler, Public Service Center, Public Works, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 7/27/2016
Fully Complete Date: 7/28/2016

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 mitigated through conditions of approval); or,
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

Timelines/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.

Appeal Process:

The responsible official's decision on the application may be appealed to the County Hearings Examiner by the applicant or any person or group that qualifies as a "Part 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. Note: If an accurate mailing address for those submitting comment is not included, 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.

SEPA Appeals:

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 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.

Information Available on the County Web Page:

- "Weekly Preliminary Plan Review Status Report," (includes current applications, staff reports and final decisions):
<http://www.clark.wa.gov/commdev/active-landuseN.asp>
- Pre-Application Conferences and Public Land Use Hearing Agendas:
<http://www.clark.wa.gov/commdev/agendasN.asp>
- Applications and Information Handouts for each Type of Land Use Permit:
<http://www.clark.wa.gov/commdev/applicationsN.html>

Phone: (360) 397-2121; Fax: (360) 397-2062

Web Page at: <http://www.clark.wa.gov>

Attachments:

- SEPA Environmental Checklist
- Forest Practice Application
- Map of property owners receiving notice

Agency Distribution:

This notice is being provided to the following agencies with jurisdiction whose services maybe 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 Department of Community Development
Development Services
Development Engineering
Fire Marshal's Office
Clark County Health Department
Clark County Public Works 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

Add Attachment for Agencies:

- SEPA checklist

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

Instructions for applicants: [\[help\]](#)

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals: [\[help\]](#)

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

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#) Stovill Timber Harvest ^{Forest Practice}
2. Name of applicant: [\[help\]](#) Beacon Ridge Construction LLC. Bryan Patterson
3. Address and phone number of applicant and contact person: [\[help\]](#)
10200 NE 160th Ave, Vancouver WA 98682

4. Date checklist prepared: [\[help\]](#) 6/10/2016
5. Agency requesting checklist: [\[help\]](#) Clark County
6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#) July 2016
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)
 No. Any future development will be proposed for this site will be under a separate SEPA if needed
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Forest Practice application on for timber harvest on 5 acres

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. [\[help\]](#)
 No.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)
 Clark County Class IVG Forest Practices application.

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.) [\[help\]](#) Timber harvest on 4 to 5 acres, including land clearing and stump removal to convert the property to a home site and pasture.

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. [\[help\]](#)

Portion of the SE of the SE 1/4 of Section 18 T2 North Range 4 East. Clark County Parcel Number 139622000

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

- a. General description of the site [\[help\]](#)
 (circle one): Flat, rolling, hilly, steep slopes, mountainous,
 other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
 10%

- 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. [\[help\]](#) Olympic Clay Loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#) None
- 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. [\[help\]](#)
Grading will be done only to the extent to establish about 300 feet of logging road.
Yardages are estimated to be less than 100 cubic yards. The road will be rocked to prevent erosion.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#) Erosion potential is very slight due to flat terrain. All cleared soils will be planted with a pasture seed mix to prevent erosion.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#) None
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)
None.

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. [\[help\]](#) None
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#) No
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)
None.

3. Water

- a. Surface Water: [\[help\]](#)
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)
No water bodies are located on this property or within 200'
- 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. [\[help\]](#)
No

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. [\[help\]](#) None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)
No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#) 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. [\[help\]](#)
None

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. [\[help\]](#)
No

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. [\[help\]](#)
None

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. [\[help\]](#)
Runoff could occur from access road surface. Flow will be directed to cleared area for absorption.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)
No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- 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? [\[help\]](#)

All merchantable trees and understory vegetation will be harvested. A buffer strip of trees around the edge of the property may be left.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

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

None

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: nawk, heron, eagle, songbirds, other:
 mammals: deer, bear, elk, beaver, other:
 fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

No

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

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

None known

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. [\[help\]](#)

None

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)
None

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
If so, describe. [\[help\]](#)

No

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

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

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

None

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

None planned

b. Noise

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

None

- 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. [\[help\]](#)

Typical logging equipment noises

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Forest management and rural homesites. No affect on adjacent parcels

- 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? [\[help\]](#) Yes. 4 acres of this parcel will be converted for use as a homesite and

pasture land.

- 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

- c. Describe any structures on the site. [\[help\]](#) None
- d. Will any structures be demolished? If so, what? [\[help\]](#) No
- e. What is the current zoning classification of the site? [\[help\]](#) FR-40
- f. What is the current comprehensive plan designation of the site? [\[help\]](#) FR-2
- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#) N/A
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#) No
- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
None
- j. Approximately how many people would the completed project displace? [\[help\]](#)
None
- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
None
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#) None
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
None

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#) None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#) None
- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)
None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)
N/A
- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)
Timber will be harvested and slash may be chipped
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)
None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#) None
- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)
No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)
None
- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)
No

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)
Private land. No access for recreation will be permitted.
- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)
None known
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)
None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)
No
- 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. [\[help\]](#)
None known
- 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. [\[help\]](#)
Clark County GIS data, Dept of Natural Resources data.
- 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.
None

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)
NE 312th Ave accesses the site. The current road will be extended 200 feet to site
- 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? [\[help\]](#)
No
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)
None

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

No

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

No

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? [\[help\]](#)

6 trips for 10 days. 75% truck traffic Peak traffic to occur about 10am

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

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

No

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)
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 the site or in the immediate vicinity which might be needed. [\[help\]](#)

None

C. Signature [\[HELP\]](#)

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 _____

Position and Agency/Organization _____

Date Submitted: _____

Bryan Patterson
Bryan Patterson
Member - Beacon Ridge Construction, LLC
7-27-16

D. supplemental sheet for nonproject actions [\[help\]](#)

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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

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

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

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

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

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

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



Property Fact Sheet for Account 139622000

July 28, 2016

General Information

Property Account	139622000
Site Address	
Owner	BARNETT INVESTMENT PROPERTIES LLC
Mail Address	C/O DEAN T SANDOW 121 SW MORRISON STE 600 PORTLAND OR , 97204
Land Use	FORESTRY OPERATIONS
Property Status	Active
Tax Status	Regular
1st Line Legal	#53 SEC 18 T2N R4EWM 5A
Area (approx.)	217,800 sq. ft. / 5 acres

Assessment (2015 Values for 2016 Taxes)

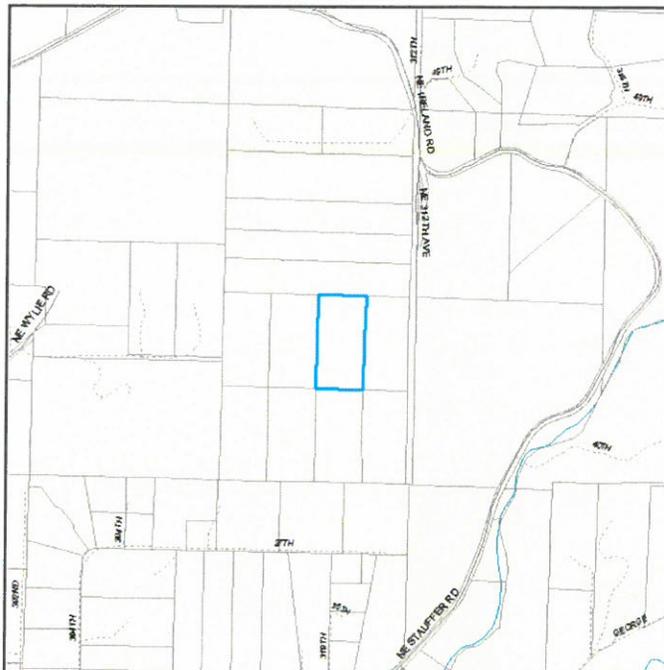
Land Value	\$116,150.00
Building Value	\$0.00
Total Property Value	\$116,150.00
Total Taxable Value	\$790.00

Most Recent Sale

Sale Date	11/18/2014
Document Type	EAS
Sale Number	5122024
Sale Amount	\$0.00

Administrative

Zoning Designation	Forest-40 (FR-40)
Zoning Overlay(s)	none
Comprehensive Plan	Forest Tier 2
Comp. Plan Overlay(s)	none
Census Tract	405.11
Jurisdiction	Clark County
Fire District	East County Fire
Park District	n/a
School District	Camas
Elementary	Lacamas Heights
Middle School	Liberty
High School	Camas
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	n/a
Section-Township-Range	SE 1/4,S18,T2N,R4E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Camas
Transportation Impact Fee	Rural 2
Transportation Analysis Zone	494
Waste Connections	
Garbage Collection Day	Thursday
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	Yes



Wetlands and Soil Types

Wetland Class	No Mapping Indicators
Wetland Inventory	No Mapping Indicators
Flood Hazard Area	Outside Flood Area
Shoreline Designation	none
Soil Types / Class	Non-Hydric / OIB Non-Hydric / OID
Critical Aquifer Recharge Area	
FEMA Map / FIRM Panel	53011C0450D
Watershed	Little Washougal River
Sub Watershed	Little Washougal (Lower)

Geological Hazards

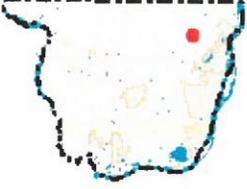
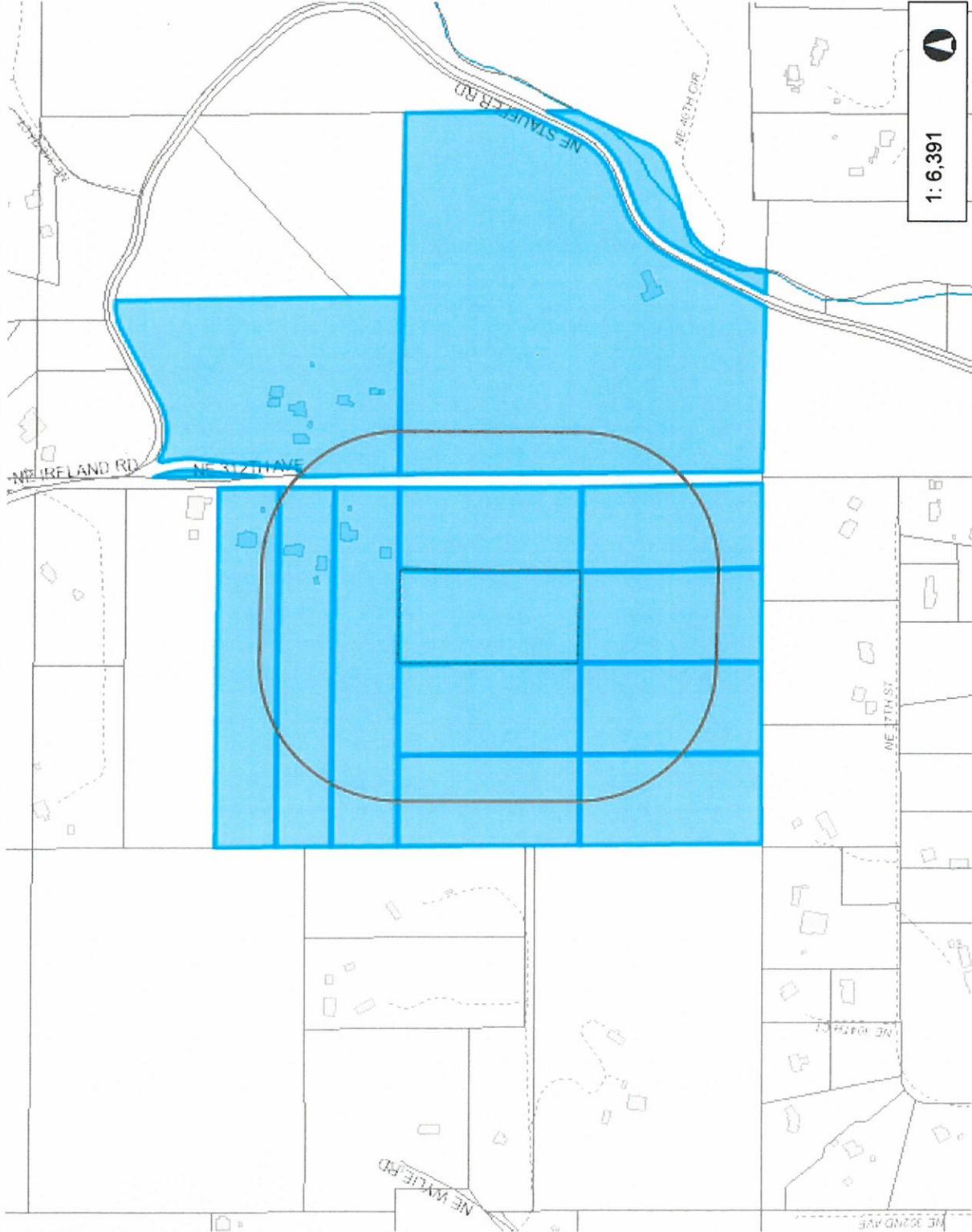
Slope Stability	
Geological Hazard	Slopes > 15%
NEHRP Class	B
Liquefaction	Bedrock

Habitat and Cultural Resources

Priority Habitat	
Habitat Area Buffer	
Species Area Buffer	
Archaeological Probability	Moderate-High
Archaeological Site Buffer	No
Historic Site	No Mapping Indicators



SEP2016-0038 BARNETT FOREST PRACTICE



Legend

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

Notes:

Notice sent to residence within 500 ft radius

1: 6,391

1,065.1 Feet

532.56

0

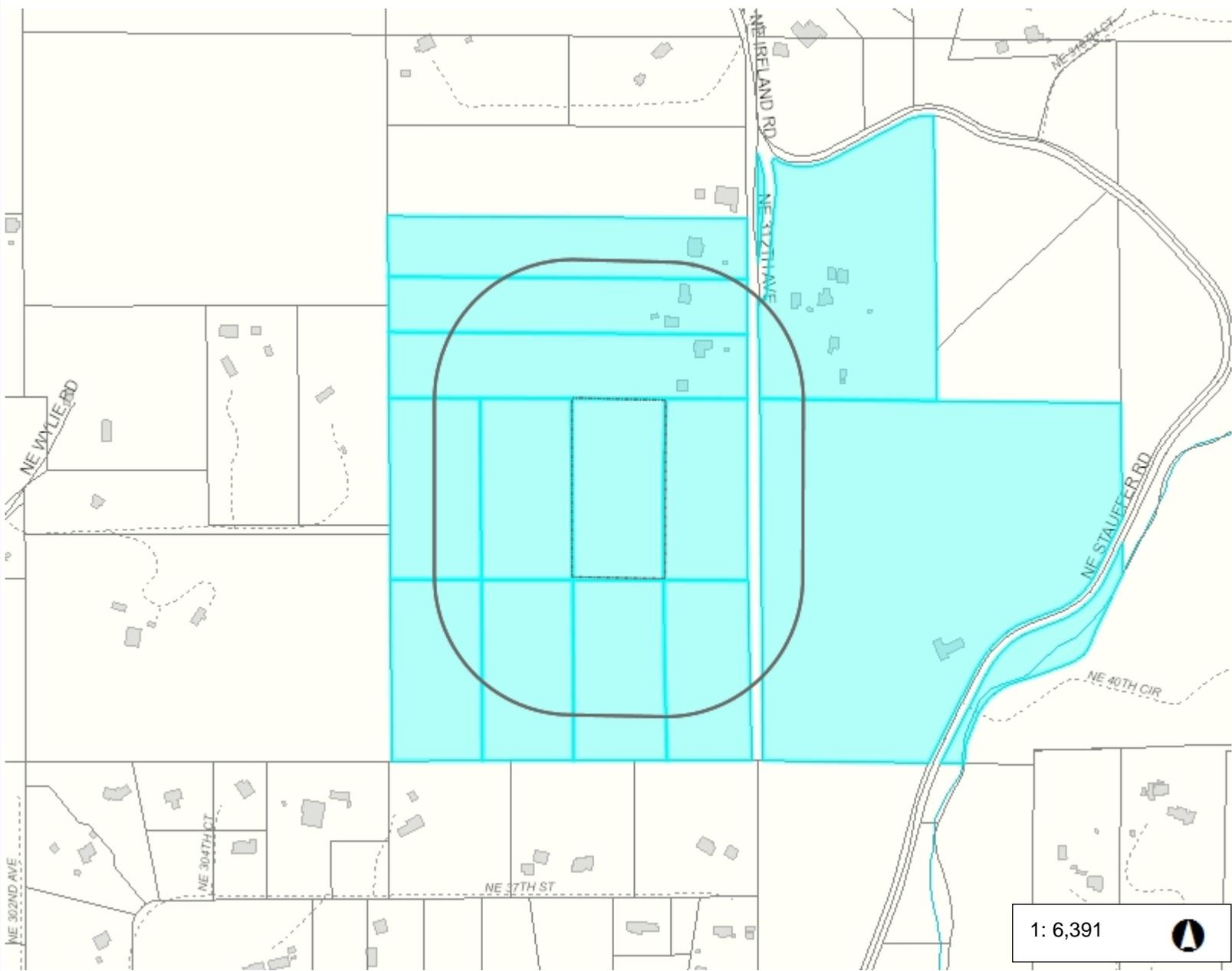
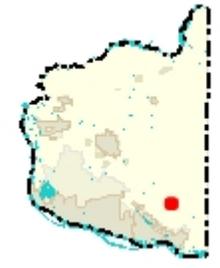
1,065.1

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



SEP2016-0038 BARNETT FOREST PRACTICE



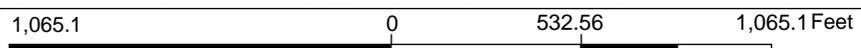
Legend

- Building Footprints
- Taxlots
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P.O. Box 9810
 Vancouver, Wa
 98666-9810
 1300 Franklin Street
 Phone: 360-397-2375

APPLICATION SUMMARY

Forest Practices

Status: **REC**
 Entered By: **KBJ**

FOR2016-00100

SEP 2016 - 00038

Received: 7/27/2016
 FC/TC Date:
 Decision:
 Decision Expiration:
 Final:

Team: **ENV** Project Name: **BARNETT FOREST PRACTICE** Project #: **FOR2016-00100**
 Site Address: **NE 312TH AVE CAM 00000** Parcel #: **1396220000**
 Scope of Work: **IV-G** Review Type: **1** Cross Reference #: **FOR2016-00100**
 Work Order#:

Sect/Twnshp/Range: **18 / 2 / 41**
 Est. Parcel Area (Acre): **5.00**
 Est. Parcel Area (Sq. Ft.): **217,800.00**

School Imp Fee Dist: **CAM**
 Transp Imp Fee Dist: **RRL2**
 Park Imp Fee Dist: **~**
 Transp Overlay Fee Dist:

Description: **Class I for SFR** First Line Legal: **#53 SEC 18 T2N R4EWM 5A**

Applicant:
BEACON RIDGE CONSTRUCTION LLC
10200 NE 160TH AVE
VANCOUVER WA 98682

Owner:
BARNETT INVESTMENT PROPERTIES LLC
C/O DEAN T SANDOW
121 SW MORRISON STE 600
PORTLAND OR 97204

Phone: **360-773-5593**

Phone:

Today's Activities:	Activity Date:	Assigned To:	Done By:	Notes:
1.) Print Application Summary**	7/27/2016		KBJ	
2.) Print Fees Due at Application	7/27/2016		KBJ	
3.) Print Fees Due at Application	7/27/2016		KBJ	
4.) Print Application Summary**	7/27/2016		KBJ	
5.) Print Fees Due at Application	7/27/2016		KBJ	
6.) Receive Application **	7/27/2016		KBJ	

Fee Description	Amount Due	Amount Paid	Receipt Number
Class IVG	1,363.00	0.00	
Totals	1,363.00	0.00	Balance Due 1,363.00

Fee amounts are subject to change.

CONDITIONS:

Printed: 7/27/2016 9:58:21AM

1 of 1 Pages

Types I, II and III Forest Practices Application

Handout No. 29 Revised 11/30/07



Legal name of Landowner: Barnett Investment Properties LLC.	Legal name of Timber Owner: Same	Legal name of Forestry Operator:
Name of Agent: Beacon Ridge Construction LLC. Bryan Patterson 10200 NE 160th Ave Vancouver WA 98682	Forest Tax Reporting Account No: _____	UBI No: _____ Corp Tax ID No: _____
Mailing Address 121 SW Morrison STE 600	Mailing Address	Mailing Address
City State Zip Portland, OR 97204	City State Zip	City State Zip
Phone (360) 773-5593 E-Mail: bryan@BeaconRidgeConstruction.com	Phone () E-Mail:	Phone () E-Mail:

For information on tax reporting or tax numbers call the Department of Revenue at 1-800-548-8829.

Legal description:

Within ¼ sect. Of ¼ sect. of:	Section	Township	Range E/W	Parcel Number
SE SE	18	2	4E	139622000

We affirm that the information contained herein is true, and understand that this proposed Forest Practice is subject to the current rules and regulations of the Forest Practices Act, as well as any applicable Federal, State or Local rules and regulations. We the undersigned also affirm compliance with the Clark County Code Chapter 40.380. Compliance with this application/notification does not ensure compliance with the Endangered Species Act, or other federal, state, or local laws.

Landowner's Signature

Timber Owner's Signature

Forestry Operator's Signature

[Handwritten Signature]

[Handwritten Signature]

[Handwritten Signature]

date: 7/13/16

date: 7/13/16

date: 7/13/16

STAFF USE ONLY

Date Received: _____

FPA No. _____

SEPA No. _____

Counter Complete Date: _____

Fully Complete Date: _____

Decision Date: _____

Class of Application

- Class I Forest Practice
- Class IV-G (SEPA Review Required) Conversion and/or Platted
- Class IV-Special (SEPA Review Required) COHP (Conversion Option Harvest Plan)
- Single Family Waiver from Six Year Moratorium (Plot Plan Required or Conceptual Building Envelopes Shown on Submittal)

Activity Type

- Harvesting ___ acres
- Chemical application to ___ acres
- Maintain ___ miles road
- Construction of ___ miles of new road

1. Forest Practices Roads Section

Complete the chart below.

ACTIVITY TYPE	TOTAL LENGTH In Feet	STEEPEST SIDE SLOPE ROAD CROSSES In Percent	TOTAL LENGTH OF ENDHAUL/OVERHAUL No Sidecast. Show all Locations on Base Map
NEW ROAD CONSTRUCTION	200	10	
RECONSTRUCTED ROAD			
ROAD ABANDONMENT			

1.1. Will you be opening or expanding a rock pit as part of this proposal?

- No
- Yes. Indicate size from choices below
 - < 1/2 acre
 - 1/2 to 3 acres.
 - 3 acres

1.2. Do any proposed or existing roads cross any potentially unstable slopes? Typical signs include: Vegetative or Topographic indicators such as pistol butted trees, jack-strawed trees, or cracks in the soil surface, slopes over 30% or landslides (old or recent).

- No
- Yes

If unstable slopes are present, the project shall comply with Clark County Code Chapters 40.350 (Transportation and Circulations) and 40.430 (Geologic Hazard Areas).

1.3. Show and label the following items on the Base Map, a water typing map provided by Clark County.

- Location of all new construction, maintenance, existing roads, abandonment and landings.
- Location of end haul /overhaul construction and waste areas.
- Location of rock pit(s) associated with this proposal.
- Location of haul route to public road.
- Location of unstable slopes

1.4. Describe how centerline and/or right-of-way limits will be marked on the ground.

Orange Flagging

2. Forest Practice Western Washington Small Landowner Exemption Section
This Section is For Conversion Option Harvest Plans Only

- 2.1 Do you own less than 80 acres of forest land in the State of Washington *and* is your proposal on a parcel of 20 contiguous acres or less under your single ownership?
- No. You do not qualify for the exemption. Complete all questions in Part 4, Forest Practices Water Section of this.
 - Yes. Go on to question 2.2.
- 2.2 Does a Watershed Analysis, issued on or before January 1, 1999, require any mitigation prescriptions? Please contact the Department of Natural Resources (DNR), if you require clarification.
- No. Go to question 3.
 - Yes, Watershed Analysis Name _____
 Area of Resource Sensitivity _____
 Applicable Prescription _____
 Describe how you will comply with the prescription(s) _____

- 2.3 Will you be harvesting within the Riparian Management Zone (RMZ) of any streams?
- No
 - Yes. Show RMZ's on the Base Map. Provide a detailed description of your RMZ proposal including all RMZ widths, and how you are marking the boundaries and leave or take trees within the RMZ. (use comment section below.)

3. Timber Harvest Section

Complete the chart below.

UNIT NO.	ACRES PER UNIT	TYPE OF HARVEST Even-aged, Uneven-aged, Salvage and/or Right of Way	METHOD OF YARDING Highlead, Skyline, Shovel, Rubber Tired Skidder, Tracked Skidder, Animal, Helicopter, Feller Buncher	TREES PER ACRE REMAINING AFTER HARVEST	ESTIMATED VOLUME TO BE HARVESTED In Board Feet
1	5	Even aged	Shovel	5	60MBF

- 3.1 Indicate how required Wildlife Reserve Trees (WRT's) and Green Recruitment Trees (GRT's) will be left outside of Riparian Management Zones and Wetlands. Down logs are also required. At least 2 down logs per acre shall be left. At a minimum down logs shall be 12 inches in diameter at the small end and 20 feet long.

Check all that apply:

Wildlife Reserve Trees See WAC 222-30-020(11)	Green Recruitment Trees See WAC 222-30-020(11)
Minimum of 3 WRT's per acre greater than or equal to 12 inches DBH.	Minimum of 2 GRT's per acre greater than or equal to 12 inches DBH
<input type="checkbox"/> Clumped	<input type="checkbox"/> Clumped
<input type="checkbox"/> Evenly distributed throughout unit	<input type="checkbox"/> Evenly distributed throughout unit

3.2 Will you be harvesting timber on any potentially unstable slopes? Typical signs include: Vegetative or Topographic indicators such as pistol butted trees, jack-strawed trees, or cracks in the soil surface; Slopes over 30%; Landslides (old or recent).

- No
- Yes

If unstable slopes are present, the project shall comply with Clark County Unified Development Code Chapter 40.430 Geologic Hazards and 40.350 Transportation and Circulation.

3.3. What reforestation method will you use?

- Planting What tree species? _____
- Natural You must submit a reforestation plan. See instructions.
- Reforestation is not required under WAC 222-34-010, 222-34-020 or 222-34-050.

3.4 Describe how harvest boundaries will be marked on the ground.

Pink flagging

3.5 Show and label the following items on the Base Map, a water typing map provided by Clark County.

- The location of each harvest unit.
- For every even-aged unit, provide the ages for any adjacent forest stands you own.
- The location of Wildlife Reserve and Green Recruitment Trees if the clumping option was chosen.
- The location of the haul route to a public road.
- Landing location(s).

3.6 If your project results in a strip of trees left along a highway or power line, you shall notify Clark County Public Works Department and/or the Clark Public Utility District. Your notice to these agencies may help prevent accidents from falling trees and downed power lines.

4. Forest Practices Water Section

4.1 Will there be any activity within 250 feet of any Type S (Shoreline) stream?

- No
- Yes. The project shall comply with the State Shoreline Management Act Chapter 90.58 RCW, Clark County Shoreline Master Program and Clark County Code 40.460.010. A Shoreline Substantial Development Permit may be required by the local government entity (LGE). Provide Documentation.

4.2 Will there be any activity in relation to a Type F (Fish Bearing) stream which is within 200 feet of the bank-full width (BFW) or; channel migration zone (CMZ), which ever is greater?

- No
- Yes. The project shall comply with Clark County Unified Development Code Chapter 40.440 Habitat Conservation

4.3a Will there be any tree harvest within 100 feet of a Type Np (Non Fish Bearing Perennial) stream?

- No
- Yes. The proposal shall comply with Clark County Unified Development Code Chapter 40.440 Habitat Conservation.

4.3b Will there be any tree harvest within 75 feet of a Type Ns (Non Fish Bearing Seasonal) stream?

- No
- Yes. The proposal shall comply with Clark County Unified Development Code Chapter 40.440 Habitat Conservation

4.4 Will there be any harvest or road construction within 210 feet of any wetland?

- No
- Yes. The proposal shall comply with Clark County Code 40.450 Wetland Protection

4.5 Work within any Type S or F stream shall have an Hydraulic Project Approval (HPA). Work within a Type Np or Ns stream may require an HPA. Providing answers to the following questions serves as your request for an HPA from the Washington Department of Fish and Wildlife.

1. Will there be any activity within or over Type S or F stream?

- No
- Yes, as described: _____

2. Will there be any activity within or over Type Np or Ns stream?

- No
- Yes, as described _____

FOREST PRACTICES DECISION

Forest Tax ID no: _____

FPA file no: _____

SEPA file no: _____

Decision Effective: _____

Decision Expires: _____

Landowner Notice:

Sections of RCW 76.09.070, RCW 76.09.390 and WAC 222-20-055 require that before any sale or transfer of land or perpetual timber rights which are subject to any continuing forest land obligations under rules adopted in 1982 and under RCW 76.09.370 adopted in 1999:

1. **The seller** shall notify the buyer of the existence and nature of such an obligation,
2. **The buyer** shall sign a Notice indicating their knowledge of the continuing obligation and,
3. At time of sale or transfer of the land or perpetual timber rights, **the seller** shall send the signed Notice of continuing forestland obligation to the Clark County Dept. of Community Development.

The Notice of Continuing Forest Land Obligation form may be obtained at the Clark County Permit Services Center, 1300 Franklin Street, Vancouver, Washington.

There are four types of Continuing Forest Land Obligations:

1. Reforestation;
2. Road Maintenance and Abandonment Plan;
3. Small Landowner Forest Riparian Easement.

If a seller fails to notify a buyer about the continuing forest land obligation, they shall pay the buyer's costs related to the continuing forestland obligation. Such costs include all legal and reasonable attorneys' fees incurred by the buyer in enforcing the continuing forestland obligation against the seller. The failure of a seller to send the required Notice to the DNR at the time of sale is prima facie evidence, in any buyer's legal action against a seller for costs related to continuing forest land obligation. The evidence shows that the seller failed to notify the buyer of the continuing forest land obligation before the sale.

If a landowner changes the forestry operator, they shall notify the Clark County, in writing, within 48 hours of the change.

Compliance with this application/ notification does not ensure compliance with the Endangered Species Act, or other federal, state, or local laws.

Failure to comply with the approved FPA may result in enforcement actions under CCC 40.260.080 Forest Practices.

Approved Forest Practice Application subject to the following conditions of approval:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Denied Forest Practice Application due to the following reasons:

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Clark County Forester

Date

Distribution to:

- DOR
- DNR
- Landowner
- Seller
- Buyer
- Forestry operator



Legend

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

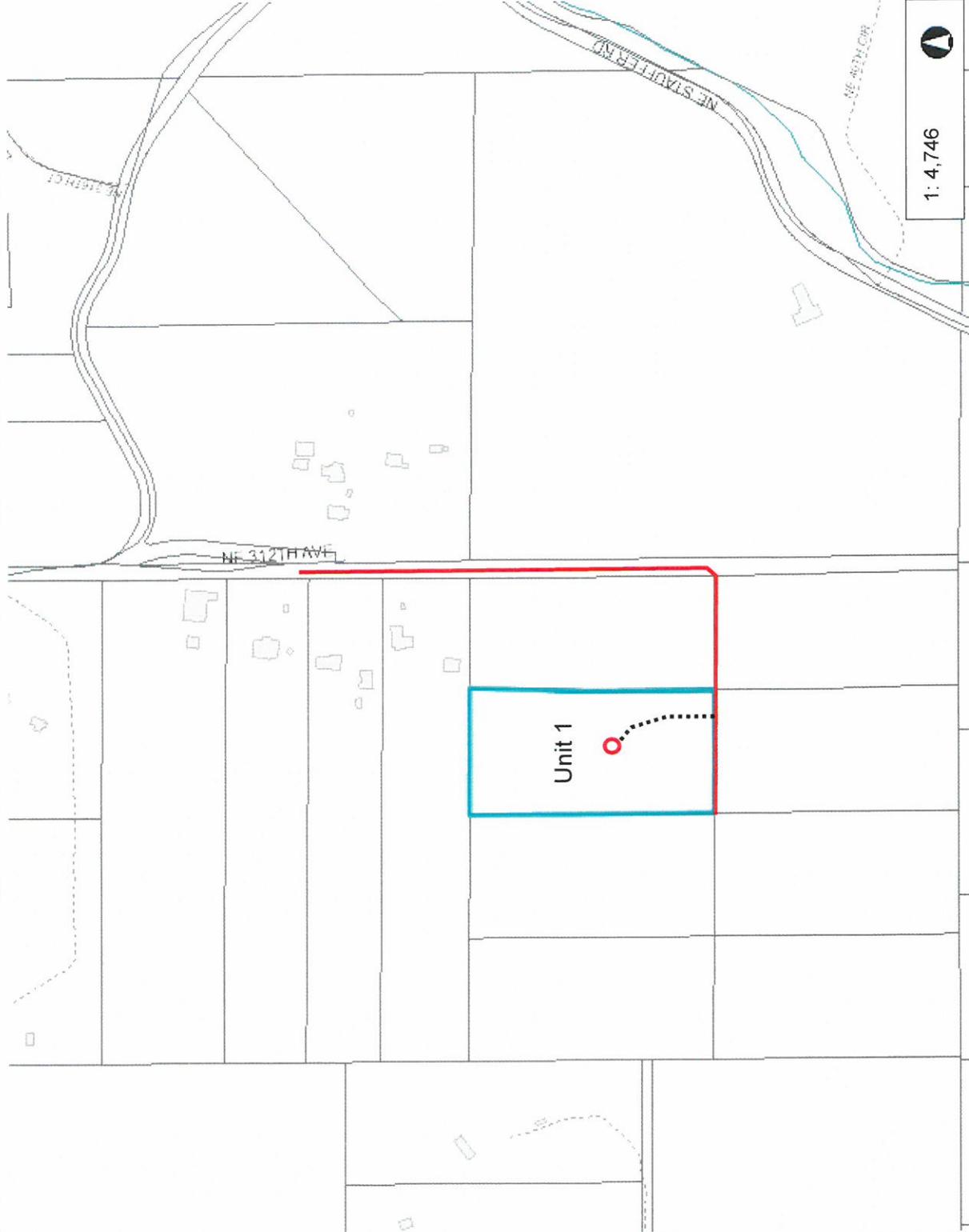
Existing road/
haul route

Landing

New road

Harvest unit

Notes:



1: 4,746



791.0 Feet

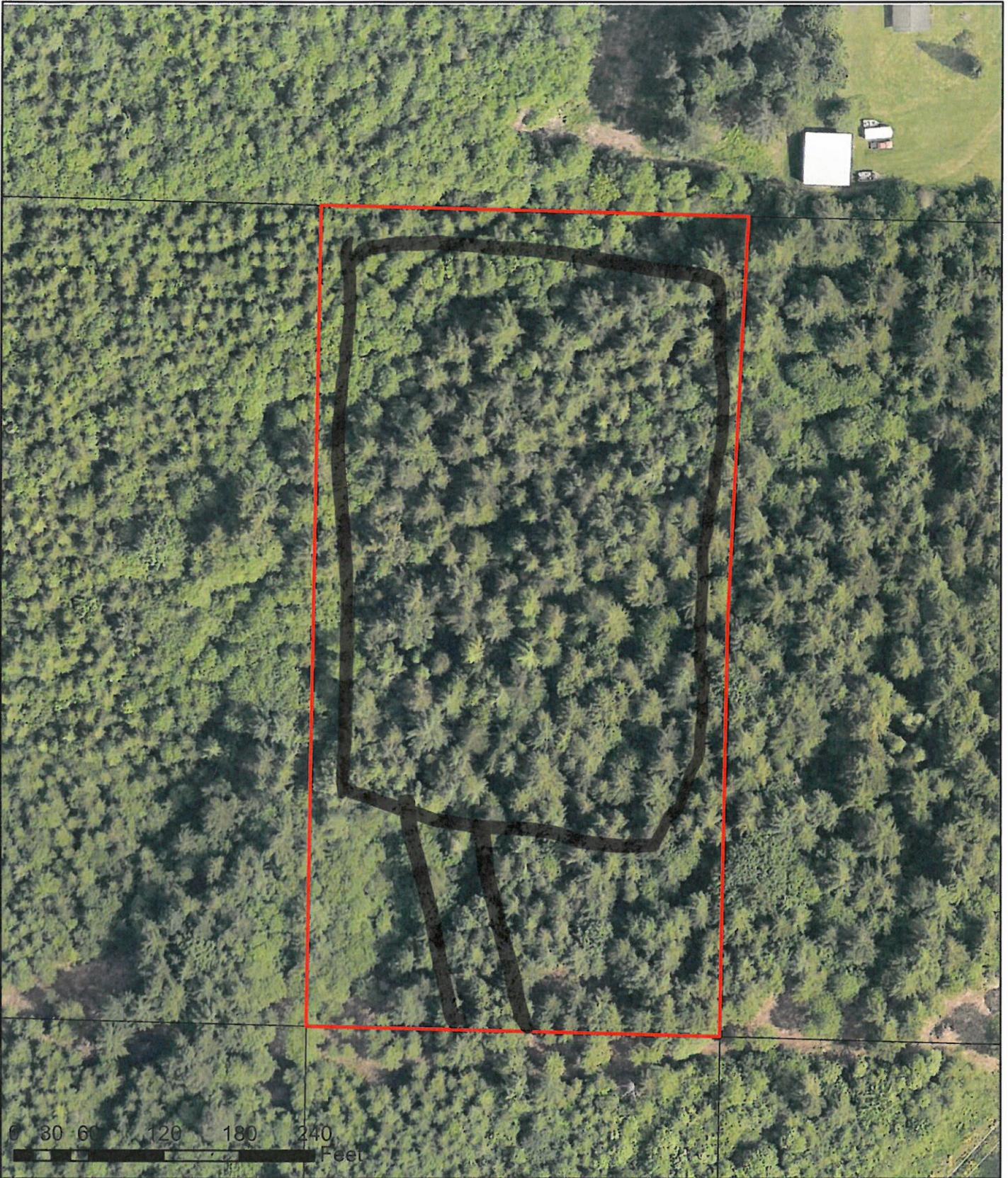
395.49

0

791.0

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Parcel #139622000

CLARK COUNTY ENVIRONMENTAL SERVICES



Sheet 1 of 1
Drawn 7/27/2016 (KBR)

