

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:
July 31, 2015 (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 Environmental Services, 1300 Franklin Street, 1st Floor, STE 185; Vancouver, Washington.

Date of this Notice: July 16, 2015

Project Name: Howlett Estate Class IVG

Case Number: SEP2015-00033, FOR2015-00072

Location: Clark County off NE 102nd Street

Request: The applicant is requesting a Class IVG Forest Practice prior to a partial conversion to non-forestry uses in the R-10 Zoning District.

Applicant/Owner: Olympia Timber Holdings LLC
4001 Berwick Land SE
Olympia WA 98501
360-791-7402

Owner: Ronald & Darlene Raley
360-791-7402 360-666-0769

Zoning: R-10

Parcel Number: 986036329, 207779000, 207778000

Township: 3N Range: 3EWM SE ¼ of Section: 32

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: Greater Brush Prairie Neighborhood Association

Rob Pearson, President
158001 NE 180th Street Brush Prairie, WA 98606
666-2756 E-mail: rpearson7@gmail.com

Staff Contact Person: Jim Vandling, jim.vandling@clark.wa.gov (360)397-2121ext. 4714

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

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

Responsible Official: Don Benton, Director, Public Service Center, Department of Environmental Services, 1300 Franklin Street, P.O. Box 9810, Vancouver, WA 98666-9810

Application Filing date: 6/30/2015

Fully Complete Date: 7/03/2015

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:

- Proposed project site/land division plan
- 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: [\[help\]](#)

Howlett Estate

2. Name of applicant: [\[help\]](#)

Olympia Timber Company, Inc.

3. Address and phone number of applicant and contact person: [\[help\]](#)

3647 Kinsale Ln SE Olympia, WA 98501. Dylan Parsons (360) 789 1503

4. Date checklist prepared: [\[help\]](#)

6/29/15

5. Agency requesting checklist: [\[help\]](#)

Clark County

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Winter 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

N/A- Not at this time

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Archaeological Predetermination Survey.

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. [\[help\]](#)

None

10. List any government approvals or permits that will be needed for your proposal, if known.

[\[help\]](#)

None

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

Logging 40 acres and keeping it in current land use.

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. [\[help\]](#)

Sec: 32 T: 3 R: 3E Parcels: 207778000; 207779000, 986036329 Clark County off of NE 102nd St.

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. [\[help\]](#)

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

De-stumping and grading 40 acres upon completion of logging.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

No.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

2%

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Silt fence, hay, berms.

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. [\[help\]](#)

N/A- not known at this time.

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

Use best practices.

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.

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

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

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. [\[help\]](#)

No.

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. [\[help\]](#)

Unknown.

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. [\[help\]](#)

Septic.

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. [\[help\]](#)

Any runoff will be controlled on site as per Washington Dept. of Ecology regulations.

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:

Use best erosion control practices.

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? [\[help\]](#)

None.

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

None.

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

Leaving vegetation.

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: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

None.

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

None.

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

No.

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

Best practices.

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

Unknown.

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. [\[help\]](#)

Gas, electric, possible solar.

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: [\[help\]](#)

Energy efficient construction.

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.

- 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.

- 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:

Best practices.

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. [\[help\]](#)

7AM to 4PM- equipment under state/ federal standards.

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

Limiting hours of operation in a day.

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. [\[help\]](#)

Current use is forest. Adjacent properties are residential homes.

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

Used as forest lands. All 40 acres will be now be used for a maximum of 3 home sites.

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

One dilapidated existing structure.

d. Will any structures be demolished? If so, what? [\[help\]](#)

No.

e. What is the current zoning classification of the site? [\[help\]](#)

R-10

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Rural Residential

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? [\[help\]](#)

4

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

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

N/A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Up to 3 middle income.

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: [\[help\]](#)

No variance or adverse consequences will exist.

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? [\[help\]](#)

25 ft.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

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

Preserve character of area/ minimize view obstructions.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Equipment lighting starting at 7AM.

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? [\[help\]](#)

Adjacent housing.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Operating during daylight.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

None.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A- no recreation exists.

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. [\[help\]](#)

No.

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. [\[help\]](#)

GIS 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.

Good Practices.

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. [\[help\]](#)

Access off NE 102nd St via easement.

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? [\[help\]](#)

Unknown.

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? [\[help\]](#)

Unknown.

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: [\[help\]](#)

Best Practices.

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. [\[help\]](#)

N/A- no impacts.

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. Have electricity.

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 OLYMPIA TIMBER CO.
Position and Agency/Organization PRESIDENT
Date Submitted: 6/30/15

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:

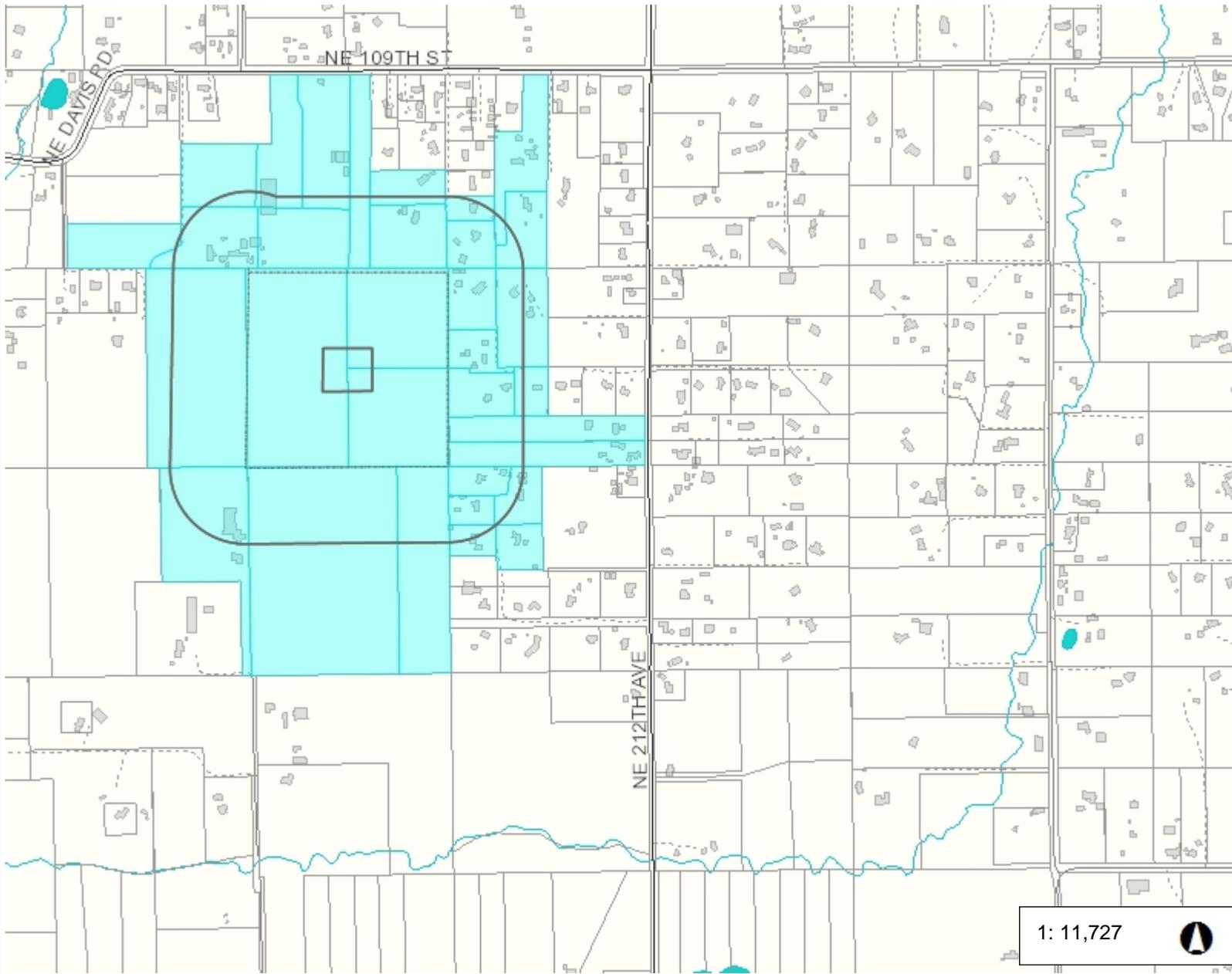
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

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.



Olympia Timber Holders & Raley



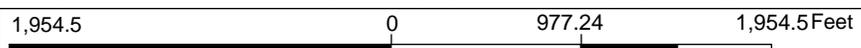
Legend

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

Notes:

500 ft Radius

1: 11,727 



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.



Property Fact Sheet for Account 207778000

July 13, 2015

General Information

Property Account	207778000
Site Address	
Owner	OLYMPIA TIMBER HOLDINGS LLC
Mail Address	401 BERWICK LN SE OLYMPIA WA , 98501
Land Use	FORESTRY OPERATIONS
Property Status	Active
Tax Status	Regular
1st Line Legal	#39 OF SEC 32 T3NR3EWM 10A
Area (approx.)	435,600 sq. ft. / 10 acres

Assessment (2014 Values for 2015 Taxes)

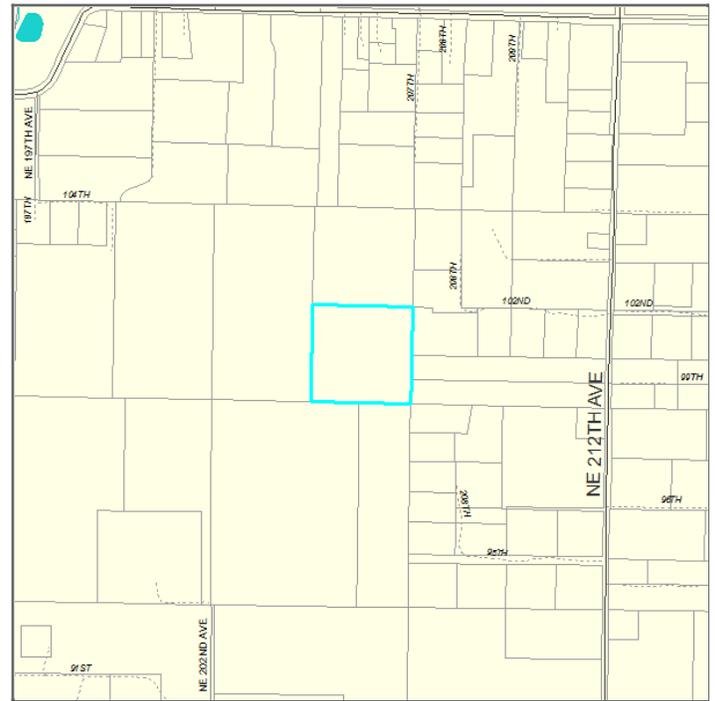
Land Value	\$259,070.00
Building Value	\$0.00
Total Property Value	\$259,070.00
Total Taxable Value	\$54,190.00

Most Recent Sale

Sale Date	05/21/2015
Document Type	BLA
Sale Number	726907
Sale Amount	\$0.00

Administrative

Zoning Designation	Rural-10 (R-10)
Zoning Overlay(s)	none
Comprehensive Plan	Rural-10
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 3
Park District	n/a
School District	Hockinson
Elementary	Hockinson Heights
Middle School	Hockinson
High School	Hockinson
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	Greater Brush Prairie
Section-Township-Range	SE 1/4,S32,T3N,R3E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Hockinson
Transportation Impact Fee	Rural 1
Transportation Analysis Zone	497
Waste Connections	Thursday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No Mapping Indicators



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 / HcE
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0404D
Watershed	Lacamas Creek
Sub Watershed	Upper Fifth Plain Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

Habitat and Cultural Resources

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



Property Fact Sheet for Account 986036329

July 13, 2015

General Information

Property Account	986036329
Site Address	
Owner	RALEY RONALD E & RALEY DARLENE A
Mail Address	PO BOX 251 BRUSH PRAIRIE WA , 98606 US
Land Use	FORESTRY OPERATIONS
Property Status	Active
Tax Status	Regular
1st Line Legal	#177 OF SEC 32 T3NR3EWM 20A
Area (approx.)	871,200 sq. ft. / 20 acres

Assessment (0 Values for 1 Taxes)

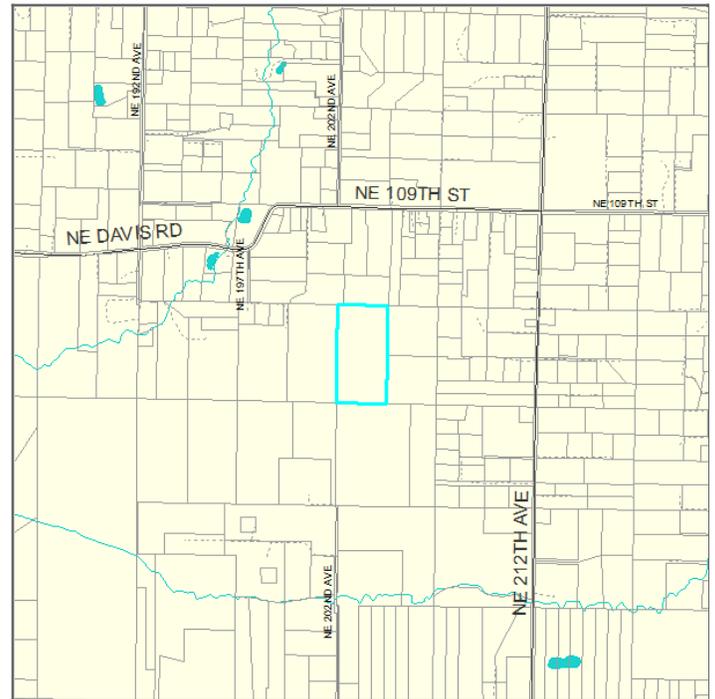
Land Value	\$0.00
Building Value	\$0.00
Total Property Value	\$0.00
Total Taxable Value	\$0.00

Most Recent Sale

Sale Date	05/21/2015
Document Type	D-SWD
Sale Number	726906
Sale Amount	\$300,000.00

Administrative

Zoning Designation	Rural-10 (R-10)
Zoning Overlay(s)	none
Comprehensive Plan	Rural-10
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 3
Park District	n/a
School District	Hockinson
Elementary	Hockinson Heights
Middle School	Hockinson
High School	Hockinson
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	Greater Brush Prairie
Section-Township-Range	SE 1/4,S32,T3N,R3E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Hockinson
Transportation Impact Fee	Rural 1
Transportation Analysis Zone	497
Waste Connections	Thursday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No Mapping Indicators



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 / HcE
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0404D
Watershed	Lacamas Creek
Sub Watershed	Upper Fifth Plain Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

Habitat and Cultural Resources

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



Property Fact Sheet for Account 207779000

July 13, 2015

General Information

Property Account	207779000
Site Address	
Owner	OLYMPIA TIMBER HOLDINGS LLC
Mail Address	401 BERWICK LN SE OLYMPIA WA , 98501
Land Use	UNUSED OR VACANT LAND - NO IMPROVEMENTS
Property Status	Active
Tax Status	Regular
1st Line Legal	#40 OF SEC 32 T3NR3EWM 10A
Area (approx.)	435,600 sq. ft. / 10 acres

Assessment (2014 Values for 2015 Taxes)

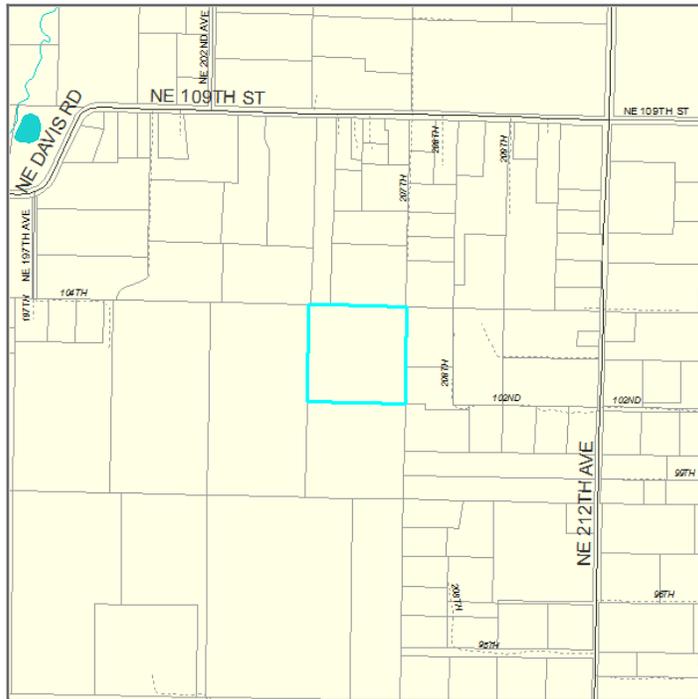
Land Value	\$259,070.00
Building Value	\$0.00
Total Property Value	\$259,070.00
Total Taxable Value	\$118,344.00

Most Recent Sale

Sale Date	05/21/2015
Document Type	BLA
Sale Number	726907
Sale Amount	\$0.00

Administrative

Zoning Designation	Rural-10 (R-10)
Zoning Overlay(s)	none
Comprehensive Plan	Rural-10
Comp. Plan Overlay(s)	none
Census Tract	406.03
Jurisdiction	Clark County
Fire District	FD 3
Park District	n/a
School District	Hockinson
Elementary	Hockinson Heights
Middle School	Hockinson
High School	Hockinson
Sewer District	Rural/Resource
Water District	Clark Public Utilities
Neighborhood	Greater Brush Prairie
Section-Township-Range	SE 1/4,S32,T3N,R3E
Urban Growth Area	County
C-Tran Benefit Area	No
School Impact Fee	Hockinson
Transportation Impact Fee	Rural 1
Transportation Analysis Zone	497
Waste Connections	Thursday
Garbage Collection Day	
Last Street Sweeping	n/a
CPU Lighting Utility District	0
Burning Allowed	Yes
Wildland Urban Interface/Intermix	No Mapping Indicators



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 / HcE
Critical Aquifer Recharge Area	Category 2 Recharge Areas
FEMA Map / FIRM Panel	53011C0404D
Watershed	Lacamas Creek
Sub Watershed	Upper Fifth Plain Creek

Geological Hazards

Slope Stability	
Geological Hazard	
NEHRP Class	C
Liquefaction	Very Low

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

Clark County does not warrant the accuracy, reliability or timeliness of any information in this report, and shall not be held liable for losses caused by using this information.