

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

**Date of this notice: March 19, 2018**

**Closing date for public comments: April 3, 2018**

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:** NE 47<sup>th</sup> Avenue Industrial Business

**Case Number:** PSR2017-00056; SEP2017-00118

**Request:** The applicant is proposing to develop approximately 5.52 acres located in an IL (Light Industrial) zoning district with 2 separate 36,240 square foot and 36,284 square foot industrial buildings. Improvements are proposed including but not limited to: parking, sidewalks, stormwater features, and landscaping.

Revised 7/9/13



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



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

**Location:** 7219 NE 47<sup>th</sup> Avenue

**Applicant:** John Barbieri, PE  
Barbieri & Associates, Inc.  
7017 NE Hwy 99  
Vancouver, WA 98665  
[john@barbieriandassociates.com](mailto:john@barbieriandassociates.com)

**Contact Person:** John Barbieri, PE  
Barbieri & Associates, Inc.  
7017 NE Hwy 99  
Vancouver, WA 98665  
[john@barbieriandassociates.com](mailto:john@barbieriandassociates.com)

**Property Owner:** Genteel Investments, LLC  
PO Box 1434  
Vancouver, WA 98668  
(360) 694-5364

**Comp Plan Designation:** Industrial (I)  
Light Industrial (IL)

**Parcel numbers:** 99660000

**Township: 2 N                      Range: 1 E                      Section: 12**

**Neighborhood Contact:** Andresen/St. Johns Neighborhood Association  
Neil Chambers, contact  
Email: [n.chambers@comcast.net](mailto:n.chambers@comcast.net)

**Staff Contact:** Scott Wiedemer  
(360) 397-2375 ext. 5273  
[scott.wiedemer@clark.wa.gov](mailto:scott.wiedemer@clark.wa.gov)

**Applicable code sections**

Clark County Code Sections: 40.200 (General Provisions); 40.230.085 (Employment Districts, IL); 40.350.020 (Transportation Concurrency); 40.320 (Landscaping); 40.340 (Parking & Loading); 40.360 (Solid Waste & Recycling); 40.370 (Sewer & Water); 40.386 (Stormwater and Erosion Control); 40.410 (Critical Aquifer Recharge Areas); 40.500.010 (Procedures); 40.510.020 (Type II Process); 40.520.040 (Site Plan Review); 40.610 & 40.620 (Impact Fees); Title 15 (Fire Code); Title 24 (Public Health); Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological).

**Application Filing date:** November 30, 2017  
**Fully Complete date:** January 24, 2018

**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:** April 3, 2018

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

**Mail:** Attn: Scott Wiedemer  
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:** scott.wiedemer@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](http://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/land division plan
- 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

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, 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 probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. 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 really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject 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.

A. BACKGROUND

1. Name of proposed project, if applicable:

**47<sup>th</sup> AVENUE INDUSTRIAL BUSINESS PARK**

2. Name of applicant: **GENTEEL INVESTMENTS LLC**
3. Address and phone number of applicant and contact person:

**P.O. Box 1434**

**Vancouver, WA98668**

4. Date checklist prepared: **February 15, 2017**
5. Agency requesting checklist: **Clark County**
6. Proposed timing or schedule (including phasing, if applicable):

**Summer 2017**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**

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

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. **No.**

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

**Type II Review Site Plan Approval**

**Engineering Plan Approval**

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.)

**Construct two (2) 36,000+ SF Industrial Buildings with sidewalks, parking, landscaping, sewer, water, grading and drainage**

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.

**7219 NE 47<sup>th</sup> Avenue in NE1,4 Section12, T2N, R1E, WM  
Parcel #099660-000**

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous,  
other . . . . .

b. What is the steepest slope on the site (approximate percent slope)? **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 prime farmland. **HiB 96%**  
**HiC 4%**

**This is not farmland.**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Approximately 8,500 cubic yards of material will be excavated to level the site for the construction of the buildings and improvements.**

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.**

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

**89%**

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

**Silt Fence.**

**Wattles.**

**Hay Bales.**

**Restore vegetative cover after construction.**

**a. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**Dust possible during construction.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**

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

**Watering exposed soils on site during construction as necessary.**



3. **Water**

a. Surface:

- 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. **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. **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. **None.**
  
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
  
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **No.**
  
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No.**

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **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. **The proposed development will be served by The City of Vancouver Sewer System. No domestic waste will be discharged into the ground.**

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 **Stormwater from the Project will be collected in a storm drainage system which will drain to a private regional detention pond approved by Clark County (ENG2006-00079).**

2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**

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

**None.**

4. Plants

a. Check or circle types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Most of the vegetation will be removed.**

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

**None identified.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any :**A landscape plan will be developed that meets the requirements of Clark County. The project will include the use of native and low-maintenance grass, plant and tree vegetation.**

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:

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

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

b. List any threatened or endangered species known to be on or near the site. **None**

**determined.**

- c. Is the site part of a migration route? If so, explain. **None determined.**
- d. Proposed measures to preserve or enhance wildlife, if any: **None.**

#### 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. **It is anticipated that electricity will be the primary source of energy utilized onsite. Natural gas may also be used for industrial-related activities.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **This proposal will not affect the potential use of solar energy by adjacent properties.**
- 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: **Energy conservation measures in proposed buildings will be addressed during The Clark County building permit process.**

#### 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.

1) Describe special emergency services that might be required. **The proposed is not anticipated to result in environmental health hazards.**

2) Proposed measures to reduce or control environmental health hazards, if any:  
**No environmental hazards are anticipated.**

#### b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **No noise from adjoining properties or within the local area are expected to affect the proposed project.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **In the short-term, there will be construction noises such as truck traffic, earthwork equipment, etc. Work hours will be limited by Clark County Code and will likely occur between the hours of 7 am and 7 pm.**

**In the long-term, noise associated with vehicular traffic and onsite light industrial activities are likely Noise associated with ongoing work will be limited by Clark County Code.**

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

**Construction activities will comply with hour limitations specified by Clark County Code. Building-related issues will be addressed during the Clark County building permit process.**

**8. Land and shoreline use**

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

**The site is currently vacant land and adjacent properties are either residential or light industry.**

b. Has the site been used for agriculture? If so, describe. **Historical use of the site for agriculture is not known.**

c. Describe any structures on the site. **There is a modular building located abutting NE 47<sup>th</sup> Avenue.**

d. Will any structures be demolished? If so, what? **The modular building will be used as a project during the development of the site. Upon completion, this modular will be removed off site to another location to be determined at that time.**

e. What is the current zoning classification of the site?  
**Light Industrial (IL).**

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

g. If applicable, 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, specify.  
**No.**

i. Approximately how many people would reside or work in the completed project?  
**No residential components are proposed. It is estimated that 60 employees could work at this location.**

j. Approximately how many people would the completed project displace? **None.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **None proposed.**

1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Surrounding properties are zoned the same as the project site, Light Industrial. The proposed project will be compatible with existing uses in the area.**

#### 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **No housing units will be provided as part of this proposal.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **None eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any: **None proposed.**

#### 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? **Thirty-five feet.**
- b. What views in the immediate vicinity would be altered or obstructed? **No views will be impacted.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None proposed.**

#### 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Roadway lighting will be directed downward for safety, visibility, and security, and will be installed per standard recognized industry practice,**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Light and glare from the proposed project are not anticipated to be a safety hazard or interfere with views. Exterior lighting fixtures will be shielded to prevent glare off-site.**
- c. What existing off-site sources of light or glare may affect your proposal? **There are no off-site sources of light or glare that would affect the proposed project.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None proposed other than to conform with industry-standard and Clark County approved light structures/mechanisms.**

**12. Recreation**

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

**No designated or informal recreational opportunities are in the immediate vicinity.**

**Luke Jensen Park is located approximately 1 mile to the west of the site.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None required.**

**13. Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**According to the 2016 GIS Packet, there is a INV Historic Site located on the site.**

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **According to the 2016 GIS Packet a majority of the site (77%) is identified as Moderate Archaeological Predictive.**

c. Proposed measures to reduce or control impacts, if any: **An Archaeological Pre-Determination will be completed by the Applicant. Construction activities conform with Clark County requirements, pending the results of the Pre-Determination. In the event that any unknown archaeological resources are encountered at the site, activities will be halted in the area of the find in accordance with the Revised Code of Washington (RCW) 27.53.060 (Archaeological Sites and Resources) and RCW 27.44.020 (Indian Graves and Records). A professional archaeologist will be called in to assess the significance of the find and the OAHP in Olympia will be notified so that a course of action can be implemented.**

**14. Transportation**

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **NE St. Johns Street, NE 78<sup>th</sup> Street, NE 47<sup>th</sup> Avenue.**

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **No. According to GIS, there is a C-TRAN bus route along NE 78<sup>th</sup> Street. The nearest bus stop is at the SE corner of NE 78<sup>th</sup> St. & NE 47<sup>th</sup> Ave.**

c. How many parking spaces would the completed project have? How many would the project eliminate? **At this time the proposed includes approximately 146 parking spaces and additional truck berths.**

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). **No. NE 47<sup>th</sup> was recently rebuilt by Clark County with a 42 foot wide pavement, curb and gutter and utilities.**

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **The project is located south of the Chelatche Prairie Railroad. However, this project will not use rail transportation.**

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. **Estimates for the proposed project include approximately 506 daily, 61 AM peak hour and 62 PM peak hour trips.**

g. Proposed measures to reduce or control transportation impacts, if any: **None. The existing transportation system has sufficient capacity to serve the proposed development.**

#### 15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Yes. The proposed project will result in an increased need for fire protection, police Protection, roadway maintenance and utility and infrastructure maintenance.**

b. Proposed measures to reduce or control direct impacts on public services, if any. **No measures are proposed at this time.**

#### 16. Utilities

a. Circle 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 the site or in the immediate vicinity which might be needed.

**SEWER: Both buildings will be connected to a new City of Vancouver sanitary main to be constructed prior to completion of this project.**

**WATER: Water service from the City of Vancouver is readily available along the south west, and east property lines. An 8-inch DI main will be constructed from an existing connection on NE 47<sup>th</sup> Avenue to an existing water main on the west side.**

**ELECTRICAL: Electrical service from Clark Public Utilities is available along NE 47<sup>th</sup> Ave.**

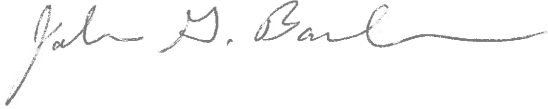
**NATURAL GAS: Natural gas service is available from locations south of the site. Extension of gas line onto the site is necessary.**



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:

A handwritten signature in cursive script, appearing to read "John D. Paul". The signature is written in black ink and extends to the right, ending in a long, sweeping horizontal stroke.

Date Submitted: