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:** July 11, 2019

**Closing date for public comments:** July 26, 2019

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:** Clark Regional Wastewater Campus Improvements Phase II

**Case Number:** PSR-2019-00009

**Request:** Site plan approval to construct a new operations building and an addition to the existing maintenance building as well as remodeling of existing buildings and other improvements to the existing Clark Regional Wastewater Campus in the IL zone

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Revised 7/3/19

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.3322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov
Location: 8000 NE 52nd Ct, Parcels 156293 & 156304 in Southwest Quarter of Section 6, Township 2, Range 2 East of the Willamette Meridian

Applicant/Owner: Clark Regional Wastewater District  
Attn: Heath Henderson, PE  
PO Box 8979  
Vancouver, WA 98668-8979  
E-mail - hhenderson@crwwd.com

Contact: PBS Engineering + Environmental  
Attn: Andy Nuttbrock  
415 W 6th Street, Suite 601  
Vancouver, WA 98660  
Phone - 360.567.2116  
Email - andy.nuttbrock@pbsusa.com

Comp Plan Designation: I

Neighborhood Contact: Andresen/St. Johns - Inactive

Staff Contact: Richard Daviau  
PO Box 9810  
Vancouver, WA 98666-9810  
564.397.4895  
richard.daviau@clark.wa.gov

Applicable code sections  
Clark County Code: Title 15 (Fire Prevention), 40.200 (General), 40.230.085 (IL District), 40.320 (Landscaping), 40.340 (Parking), 40.350 (Transportation), 40.350.020 (Concurrence), 40.360 (Solid Waste), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.410 (CARA), 40.500 and 40.510 (Procedures), 40.520.040 (Site Plan), 40.550 (Road Modifications), 40.570 (SEPA), 40.570.080 (SEPA Archaeological), 40.610 (Impact Fees), Title 24 (Public Health), and the Clark County Comprehensive Plan

Application Filing date: March 23, 2019  
Fully Complete date: May 1, 2019

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: July 26, 2019
In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Richard Daviau
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: richard.daviau@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:** Mitch Nickolds, Community Development Director

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

**Community Development Web site - www.clark.wa.gov/development**
- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

**Appeals**
The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.
An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the Appeals handout for more information and fees.

**SEPA Appeal**

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

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

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

**Attachments**

- Proposed project site 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 Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Clark County Conservation District
City of Vancouver Transportation

Special Purpose Agencies: Clark County Fire District 5
Clark Public Utilities
Clark Regional Wastewater
City of Vancouver - public water

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

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

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

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

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

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

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

1. Name of proposed project, if applicable:

   **Response:** Clark Regional Wastewater District Campus Improvements, Phase II

2. Name of applicant:

   **Response:** Clark Regional Wastewater District (the District)

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

<table>
<thead>
<tr>
<th>Applicant</th>
<th>Contact Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>The District/Heath Henderson, PE</td>
<td>PBS Engineering +Environmental Andy Nuttbrock</td>
</tr>
<tr>
<td>8000 NE 52nd Ct/PO Box 8979</td>
<td>415 W 6th St. Suite 601</td>
</tr>
<tr>
<td>Vancouver, WA 98668-8979</td>
<td>Vancouver, WA 98660</td>
</tr>
<tr>
<td>Phone – 360.567.8815</td>
<td>Phone 360.567.2116</td>
</tr>
<tr>
<td>E-mail – <a href="mailto:hhenderson@crwwd.com">hhenderson@crwwd.com</a></td>
<td>E-mail – <a href="mailto:andy.nuttbrock@pbsusa.com">andy.nuttbrock@pbsusa.com</a></td>
</tr>
</tbody>
</table>

4. Date checklist prepared:

   **Response:** 03/14/19

5. Agency requesting checklist:

   **Response:** Clark County Community Development

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

   This checklist is for Phase II of the campus development. The application for parking lot expansion was submitted on 02/26/19. Phase I is a Type I request and did not require a SEPA review.

   **Response:** The applicant anticipates starting construction in the summer of 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

   **Response:** No future additions or expansions are proposed beyond this application.

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

   **Response:** An archaeological predetermination, geotechnical report, and critical areas report have been prepared for the project.
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.

**Response:** The applicant is not aware of any pending government approvals for other proposals which would affect this application.

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

**Response:** The following approvals or permits are required:
- SEPA review and determination
- Final Site Plan approval
- Final Civil Engineering approval
- Issuance of Building permits,

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.)

**Response:** The proposal is to implement the Clark Regional Wastewater District 20-year Facilities Capital Plan for the District Campus. The following table shows the scope of the development:

<table>
<thead>
<tr>
<th>Building/Uses</th>
<th>Use breakdown</th>
<th>Total Area Sq. Ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance Building</td>
<td>Maintenance Functions..................6,380 sq. ft. Storage..........................1,012 sq. ft. Truck parking ..................3,600 sq. ft.</td>
<td>11,115</td>
</tr>
<tr>
<td>Truck Bay /Wash Down</td>
<td>Truck Bay /Wash Down.................54,800 sq. ft.</td>
<td>5,480</td>
</tr>
<tr>
<td>Administration Building</td>
<td>Exercise room .......................1,053 sq. ft. Conference room ..................700 sq. ft. Archive room .....................700 sq. ft. Break room ..........................284 sq. ft.</td>
<td>9,333</td>
</tr>
</tbody>
</table>
Office spaces .................. 1,954 sq. ft.  
Storage spaces .................. 1,842 sq. ft.  
Circulation, restrooms, mech., & Electrical Rooms .................. 2,790 sq. ft.  

| Main Level | Office spaces .................. 4,730 sq. ft.  
Storage Spaces .................. 846 sq. ft.  
Meeting room .................. 1,596 sq. ft.  
Break room .................. 460 sq. ft.  
Adjournment room .................. 346 sq. ft.  
Conference rooms .................. 784 sq. ft.  
Circulation, restrooms, mech. & electric Rooms .................. 4892 sq. ft |
|------------|-----------------------------------------------|

The project also includes:
Construction of a 100-foot tall supervisory control and data acquisition tower;
Modifications and additions to the existing on-site utility systems and paved areas, and
Additional parking to create a total of 132 spaces.

All development is proposed on the existing site. The adjoining property to the south (156304000), also owned by the District, will be used for construction staging. A gravel laydown area will be constructed on that lot.

Phase I, which includes the 32-stall parking lot to the south of the existing south parking lot was submitted for review on February 26, 2019.

This application is for Phase II and includes construction of the new Operations Building, a decant facility, truck washing station, covered storage; and northern and eastern parking lots. It also includes reconfiguration and remodeling of the existing Administration and existing Maintenance Buildings.

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.

Response: The project address is 8000 NE 52nd CT, Vancouver, WA 98665. The Tax Lot Number is 156293000. The site is in the NW 1/4 of Section 06 Township 2N, Range 2E, of the Willamette Meridian. The abbreviated description is #105 & #113 SEC 6 T2N R2EWM.
B. Environmental Elements

1. Earth

(i) General description of the site:
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____________

Response: The site is generally flat. Slopes between 5% and 15% are indicated in the southwest corner of the project site.

(b) What is the steepest slope on the site (approximate percent slope)?

Response: 15%

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.

Response: Soils are Hillsboro loam, 0 to 3% Slopes and Hillsboro silt loam, 3 to 8%. These soils are described in the 1972 Soil Survey of Clark County, Washington, prepared by the U.S. Soil Conservation Service as follows:

Hillsboro loam, 0 to 3 percent slopes (HIA). This soil is similar to Hillsboro silt loam, 3 to 3 percent slopes, except that the surface layer is 1 to 3 inches thicker, and the texture is loam to a depth of about 36 inches, sandy loam between a depth of 36 and 48 inches, and sand between a depth of 48 and 62 inches. Surface runoff is very slow, and the hazard of erosion is none to slight.

Hillsboro silt loam, 3 to 8 percent slopes (HoB). This is the dominant soil in the southwestern part of the county. The relief is gently undulating. In most places the slopes are short. In a typical profile the surface layer is dark-brown silt loam about 7 inches thick. The next layer is about 48 inches thick.

In sequence from the top, the upper 17 inches is friable, dark-brown silt loam; the next 16 inches is friable, dark grayish-brown heavy silt loam; and the lower 15 inches is friable, dark grayish-brown silt loam. The next layer, to a depth of 86 inches, is dark grayish brown silt loam. Included in mapping were areas between Whipple and Salmon Creek where the texture of the surface layer is nearly clay loam. This soil is well drained, moderately permeable, and easily tilled. The available water capacity is very high. Fertility is moderately high. Surface runoff is slow, and the erosion hazard is slight.

There are no agricultural lands of long-term significance on or near the site.

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

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.

Response: The project proposes 4,630 cubic yards of cut and 860 cubic yards of fill for a net total of 3,770 cubic yards of cut.

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

   It is possible erosion could occur. However, Erosion Control BMP’s will be put in place to prevent erosion in conformance with CCC 40.386

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

Response: The site contains 6.47 acres. The existing impervious surfaces total 2.80 acres. The proposed impervious surfaces will total 1.16 acres. Existing impervious surfaces which will be replaced constitutes 0.46 acres. Upon completion, the total impervious surfaces will be 3.96 acres or approximately 61%.

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

Response: The proposal will comply with all applicable standards of Chapter 40.386, Stormwater and Erosion Control.

2. Air  [help]

   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.

Response: Emissions during construction would be typical from any construction equipment needed to complete the project. Once complete, emissions associate with vehicles, heating and cooling and maintenance activities may occur.

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

Response: There are no known off-site sources of emissions or odor in the area which may affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Response: Other than maintaining equipment and vehicle to meet emission standards, no additional measures are proposed.

1. Water [help]
   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.
         Response: 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.
            Response: Not Applicable.

         4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
            Response: No.

         5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
            Response: 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.
            Response: No.

   b. Ground Water: [help]
      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.
         Response: 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.

**Response:** No waste material 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.**

**Response:** Stormwater will be collected on-site and conveyed to the existing joint Clark County/the District storm facility located adjoining the northern property boundary where it will be infiltrated.

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

**Response:** No waste materials will be generated from this proposal that will enter ground or surface waters.

3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

**Response:** No. As indicated the site is flat and stormwater will be retained on-site.

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

**Response:** A preliminary stormwater report has been prepared by PBS Engineering + Environmental. Stormwater will be collected on-site and conveyed to the existing joint Clark County/the District storm facility located adjoining the northern property boundary where it will be infiltrated.

4. **Plants**

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

- [X] deciduous tree: alder, maple, aspen, other
- [X] evergreen tree: fir, cedar, pine, other
- [ ] shrubs
- [X] 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?*

**Response:** Some vegetation will be removed during the construction of this proposal. Areas disturbed by construction are currently dominated with field grass and naturalized species. No vegetation of significance will be removed.

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

**Response:** There are no known threatened or endangered plant species on the site.

d. *Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:*

**Response:** A landscape plan has been submitted as part of this application. The landscape is designed to meet the standards of Clark County Washington, while utilizing the existing properties current plant palette. Plant materials have been selected for their drought tolerant characteristics.

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

**Response:** There are no known noxious weeds or invasive species on or near the site.

5. **Animals** [help]

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:*

   - birds: hawk, heron, eagle, **songbirds**, other:
   - mammals: deer, bear, elk, beaver, other: **rodents**
   - fish: bass, salmon, trout, herring, shellfish, other ________

b. *List any threatened and endangered species known to be on or near the site.*

**Response:** There are no known threatened or endangered species on the site.

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

**Response:** The site sits within the Pacific Flyway, which is a major route for migratory waterfowl.

d. *Proposed measures to preserve or enhance wildlife, if any:*

**Response:** Careful planning prior to construction with siting of staging areas for construction and siting the final project has occurred to help minimize damage. Limiting vegetation removal and mitigation after construction will also occur minimize the effects.

e. *List any invasive animal species known to be on or near the site.*
5. Energy and Natural Resources  [help]

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.

Response: Electricity will be used for lighting, communications systems and maintenance systems. Natural gas will be used for heating.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Response: The maximum allowed height in the IL zone is 100 feet. The proposed buildings will be approximately 33 feet tall. Only the proposed tower will be 100 feet tall.

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:

Response: The proposed building may utilize solar water heating systems, dependent upon a feasibility report.

7. Environmental Health  [help]

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.

Response: Chemicals associated with vehicle maintenance (Cleaners, Oil, Soaps).

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

Response: Per the Department of Ecology Hazardous Waste Facility Search Tool, there are no hazardous contaminants on the site.

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.

Response: The Washington Utilities and Transportation Commission Pipeline Maps do not indicate any underground transmission pipelines in the project area. There is an existing decant facility on-site, which will be
relocated as part of this proposal. Materials from sewer lines and sewer pumping stations is deposited in this facility which includes domestic waste.

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.

Response: No toxic or hazardous chemicals will be used in the construction or operation of the project.

4) Describe special emergency services that might be required.

Response: None

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

Response: Stormwater will be treated on-site. Decant facility fluids will be directed to the sewer system. Decant facility solids will be stored in a closed container and hauled to an appropriate disposal site, as needed.

b. Noise

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

Response: Traffic noise is the most common noise in the vicinity. It is not anticipated that noise in the area will affect the proposal.

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.

Response: Typical noises associated with construction are anticipated. The proposal does not require any form of blasting or similar extreme noise-generation activities. Construction noise will occur between 7:00 AM to 10:00 PM in accordance with the provisions of WAC 173-60-040.

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

Response: No noise reduction or noise control measures beyond the standards of WAC 173-60-040, are proposed.

8. Land and Shoreline Use [help]

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.
Response: The current use is the Clark Regional Wastewater District campus. Current uses include an office building, a maintenance building, paved areas related to the maintenance building and paved parking lots.

This site is bounded on the northwest by Clark County General Services Railroad. The land to the north is vacant. To the east uses include vehicle storage, both open and covered. To the west, the area is vacant. To the south is the Columbia Veterinary Clinic.

Except for the CC-zoned on the south side of NE Padden Parkway, all adjacent properties are zoned IL. The proposal is not anticipated to current or proposed uses allowed in IL zone.

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 non-forest use?

Response: Not in recent years. Based on Clark County GIS maps, construction of the District campus began in 1996.

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:

Response: No, as there are no working farm or forest lands in the area.

c. Describe any structures on the site.

Response: There are two buildings: the Operations/Shop Building and the Administration Building. The Operation/Shop Building consists of 12,333 square feet and has 3 bays, a heated area and a canopy area for operations. The Administration Building consists of two floors. The main floor contains 14,056 square feet of offices and basement contains 8,965 square feet.

d. Will any structures be demolished? If so, what?

Response: A portion of the maintenance building will be torn down and replaced with covered indoor parking for vehicles.

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

Response: IL.

f. What is the current comprehensive plan designation of the site?
g. If applicable, what is the current shoreline master program designation of the site?

Response: Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Response: The site is within an area indicated as NEHRP D and is within a Critical Aquifer Recharge Area.

i. Approximately how many people would reside or work in the completed project?

Response: Once the project is completed with all phases, it is anticipated that 85 people will be working at or out of this site.

j. Approximately how many people would the completed project displace?

Response: None

k. Proposed measures to avoid or reduce displacement impacts, if any:

Response: None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Response: The development will comply with all applicable provisions of the Development Code.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Response: None

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

Response: None

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

Response: None
c. Proposed measures to reduce or control housing impacts, if any:

**Response:** None

10. **Aesthetics**  [help]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Response:** The building will ultimately be approximately 33 feet in height. The proposed communications tower will be approximately 100-feet tall.

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

**Response:** None.

b. Proposed measures to reduce or control aesthetic impacts, if any:

**Response:** None.

11. **Light and Glare**  [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**Response:** This project will generate typical commercial/office level light. A photometric plan has been included with this application showing that the proposal meets the requirements of Clark County Washington.

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

**Response:** The area is zoned Light Industrial. There are no views. Lighting will be directed onto the site and is designed to avoid producing glare onto adjoining areas.

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

**Response:** None.

d. Proposed measures to reduce or control light and glare impacts, if any:

**Response:** Site lighting will be installed minimize off-site impacts on surrounding properties.

12. **Recreation**  [help]

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

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Response: The bike trail along the south side of NE Padden Parkway is the nearest recreational facility. The Luke Jensen Sport Park and Padden Park are located approximately ½ mile to the west of the project site.

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

Response: No.

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

Response: None.

13. Historic and cultural preservation [help]

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? If so, specifically describe.

Response: There are no buildings on the site which are over 45 years old or listed in or eligible for any governmental history register.

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.

Response: 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.

Response: An archaeological predetermination was prepared by Archaeological Investigations Northwest, Inc dated 10/29/2018. The report found no evidence of pre-contact or historic period archaeological resources. No additional work will be required. The report was accepted by the by Washington DAHP in an email dated 10/30/18.

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.

Response: During all site-disturbing activities, the recommendations of archaeological predetermination will be followed.

14. Transportation [help]
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.

Response: The site has access to NE Padden Parkway/NE 78th Street via NE 52nd Court, a private street. The proposal will utilize the current access; no additional access is proposed.

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?

Response: The nearest bus transit stop is at the intersection of St. Johns Boulevard and 78th Road. Both Route 25 (stop id 315) and Route 78 (stop id 3032) serve that stop.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Response: Parking is a combination of existing and new spaces. Some existing space will be removed. Once completed the overall parking will increase from the existing 72 space to 132 spaces.

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).

Response: The proposal will include improvements to the entrance of the private road (NE 52nd Court).

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

Response: 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Response: PBS has prepared a District Campus Improvements Traffic Impact Analysis for this project. Based on this report, the additional traffic generated by the proposed improvements will be 98 Average Weekday Trips with 14 AM Peak Hour Trips and 13 PM Peak Hour Trips

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.

Response: No. There are no commercial agriculture or forest product uses in the vicinity.
h. Proposed measures to reduce or control transportation impacts, if any:

Response: A road modification request has been made to Clark County to address the continuation of
to full access of NE 52nd Court onto Padden Parkway.

15. Public Services [help]
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.

Response: It is unlikely that the expansion of this existing facility will require the need to increase public
services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: No measures are proposed to reduce or control direct impacts so it is unlikely that this
proposal will have any impact on those services.

16. Utilities [help]
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.

Response:
Water service is provided by the City of Vancouver.
Sanitary service is provided by the Clark Regional Wastewater District
Electricity is provided by Clark Public Utilities
Natural gas is available from NW Natural

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: John A. Nittbrock
Position and Agency/Organization: Senior Planner PBS Engineer & Env.
Date Submitted: 3/22/19

D. Supplemental sheet for nonproject actions [HELP]