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:** April 12, 2019

**Closing date for public comments:** April 27, 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:** DeWitt Industrial Site Plan

**Case Number(s):** PSR2017-00065, SEP2017-00065, GEO2017-00068, CRA2017-00025, & EVR2017-00127

**Request:** The applicant is request site plan approval for the construction of a 6,568sf office building, 15,965sf metal shop building, a 1,622sf covered equipment area, 7.55 acres of graveled equipment storage, and associated infrastructure improvements.
**Address:**
10311 NE 72nd Avenue  
Vancouver, WA 98662

**Parcel number(s):**
119536000, 199520000, 199392000, & 199393000

**Applicant:**
Manley Architects  
Roch Manley, contact  
PO Box 144  
Vancouver, WA 98666  
360.78.2260 (phone), 360.859-4502 (fax)  
rmanley@manleyarchitects.com

**Owner:**
T&S Family Properties, LLC &  
GA Tach Properties  
Ty DeWitt & Shelly Speyer, contacts  
11010 SE Evergreen Highway  
Vancouver, WA 98686  
ty@dewittconst.com  
shelly@dewittconst.com

**Contact Person:**
MacKay & Sposito, Inc.  
Jaclyn Smith, contact  
1325 SE Tech Center Drive, Suite 140  
Vancouver, WA 98683  
360.823.1320  
jwsmith@mackaysposito.com

**Staff contact:**
Amy Wooten, Planner II  
564.397.5683  
amy.wooten@clark.wa.gov

**Neighborhood Association/Contact:**
Sunnyside NA  
Judy Bumbarger-Enright, president  
360.699.2050  
sunnysidenava@yahoo.com

**Applicable code sections**
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.230.085 (Employment Districts), Chapter 40.320 (Landscaping), Chapter 40.340 (Parking & Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.410 (Critical Aquifer Recharge Area), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.040 (Site Plan Review), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), & Title 24 (Public Health).
Application Filing date: January 28, 2019
Fully Complete date: March 29, 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: April 27, 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: Amy Wooten, Planner II
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: amy.wooten@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
                         Clark Public Utilities

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
SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960

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

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

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

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

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

For non-project actions, the references in the checklist to the words “project,” “applicant,” and “property or site” should be read as “proposal,” “proposer,” and “affected geographic area,” respectively.
A. Background
1. Name of proposed project, if applicable: Gatch 101st Street Rail Wetland Mitigation (Impact Site)  
   Staff response: the new project is known as the Dewitt Industrial Site Plan, PSR2017-00065.

2. Name of applicant: Symmetry, Inc. for Gatch Properties, LLC.  
   Staff response: the new applicant is Manley Architects

3. Address and phone number of applicant and contact person: Symmetry, Inc.: 12808 NW 46th Ave, Vancouver, WA 98685 (David Burton, President) 360-798-6520.  
   Gatch Properties, LLC. (Land Owner) 11010 SE Evergreen Hwy, Vancouver, WA 98664 (Shelly Speyer and Ty DeWitt, Principles) 360-576-8755


5. Agency requesting checklist: Clark County Environmental  
   Staff response: Clark County Community Development

6. Proposed timing or schedule (including phasing, if applicable): Summer 2012  
   Amended: Summer, 2018

7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain. Property being converted to steel yard with all wetlands mitigated offsite to the Hunt Mitigation Site at 2313 NW 22nd Ave, Ridgefield, WA  
   Amended: property is proposed to be developed to house a specialty contracting company. Wetland mitigation is completed and being monitored.

8. List any environmental information that has been or will be prepared related to this proposal. Wetland Delineations, Studies, Wetland Permits, Mitigation Approval, Logging Permit, Grading and Stormwater Permits.  
   Staff response: A habitat permit has also been issued for the removal of white oak trees.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.  
   Yes, Wetland Permit with Mitigation Site, JARPA, Nationwide Permit and Grading/Stormwater Permit  
   Amended: Clark County Site Plan Review, Type II and related approvals.

10. List any government approvals or permits needed for your proposal: Wetland Permit, Grading Permit, Stormwater Permit, Forest Practices Permit  
    Amended: Critical Aquifer Recharge Area permit, Site Plan Review approval, and building permits.  
    Staff response: habitat permit, early grading permit, road modification, and geo-hazard review.

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) Propose to remove timber on property. Clear and grade all areas not affected by Wetlands. Then rock newly cleared areas. Also propose to either build short rail spur or modify existing line to facilitate loading/unloading of steel to fabricate on site. Application will be submitted to
mitigate wetland and to fill low areas for the same purpose. Possible shop and fabrication building.  

Staff response: The applicant proposes the construction of a 15,965sf metal shop building, a 6,568sf metal office building and a graveled equipment & storage yard over the remaining site area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist. Site address: 7604 NE 101st Street, Vancouver, WA Tax ID#119520-000,119393-000,119392-000 SW 1/4 Sec. 32 Twn. 3N, Rge 2E WM

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 and the approximate percentage of the slope? 2%

c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland. Silt loam and clay

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

e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. Filling and grading commensurate with plan. Should be balanced except for spur and fill in wetland areas.

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

g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? Approximately 70%

h. Proposed measures to reduce or control erosion, or other impacts to the earth include: Erosion control plan to be in effect for all
2. Air

a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

**Machinery exhaust during construction**

Amended response: Add vehicle exhaust during normal operations.

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

c. Proposed measures to reduce or control emissions or other impacts to air: **None**

3. Water

a. Surface:

1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **Wetland area of approximately .48 acres of a seasonal nature.**

2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans. **Yes. Initial logging will remain 80’ from any Cat.3 wetlands. Buffer area to be flagged.**

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. **No fill planned until wetland fill permit obtained. Approximate goal is to fill .48 acre of wetland. Approximately 2000 cy of fill needed and obtained from site during grading.**

4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities: **No**

5) Does the proposal lie within a 100-year floodplain? If so, please note the location on the site plan. **No**
6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **No**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities. **No**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve. **N/A**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. **Storm water system will be engineered based on total impervious acreage.**

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

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

**Stormwater Pollution Prevention Plan will be in place prior to construction. And completed stormwater system after construction.**

4. Plants

a. Check or circle types of vegetation found on the site
   - Deciduous tree: alder, maple, aspen, other **oak & ash**
   - 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? All vegetation will be removed up to the wetland buffer during logging. After the wetland permit is issued all vegetation except around residence will be removed. Any habitat trees or buffers needed for wetland in NW corner of middle parcel will be left.

c. List threatened or endangered species on or near the site. Two Oregon White Oaks in NE corner of property.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site: None unless required by permitting process.

5. Animals

a. Circle any birds and animals which have been observed on or near the site:
   - Birds: hawk, heron, eagle, songbirds, other;
   - Mammals: deer, bear, elk, beaver, other;
   - Fish: bass, salmon, trout, herring, shellfish, other.

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

c. Is the site part of a migration route? If so, please explain. No

d. List proposed measures to preserve or enhance wildlife: 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. Electric and natural gas heat. Electricity used in manufacturing facility. Gas and Diesel in any machinery.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, please describe. No

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts: None
7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, please describe.

1) Describe special emergency services that might be required. **None**

2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **None**

2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site. **Logging, clearing equipment. Construction equipment. 7a.m to 5 p.m. Loading and unloading of steel products and movement of forklifts and machinery.**

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

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? **Currently residential and forest.**

   **Staff response:** The subject site is located in a developing area, with several commercial/industrial uses currently under review or construction.

b. Has the site been used for agriculture? If so, please describe. **No**

c. Describe any structures on the site. **Existing residence and outbuildings**

d. Will any structures be demolished? If so, please describe. **No**

   **Amended response:** Yes, an existing single family residential structure on parcel 119520000 and associated outbuildings will be demolished.

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

   **Staff response:** The site is zoned for light industrial use, which is now abbreviated as IL.

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

   **Staff response:** This site carries a comprehensive plan designation of industrial, which is now denoted as I.
g. What is the current shoreline master program designation of the site?  
N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.  No

i. How many people would reside or work in the completed project?  1-5 people in residence, up to 15 full or part time employees during work hours.

j. How many people would the completed project displace?  None

k. Please list proposed measures to avoid or reduce displacement impacts:  N/A

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:  Proposal will follow ML zoning laws and requirements of any permits and jurisdictional code.

9. Housing

a. Approximately how many units would be provided? Indicate whether it’s high, middle, or low-income housing.  1 existing unit. Middle income

b. Approximately how many units, if any, would be eliminated? Indicate whether it’s high, middle, or low-income housing.  None

c. List proposed measures to reduce or control housing impacts:  None

9.a - Amended response: Two existing middle income single family residences exist on the four contiguous parcels that are proposed for development. One of the structures is vacant and uninhabitable. The other structure is in use by the property owner as temporary housing for an employee.

9.b - Amended response: Both middle income single family residences are proposed to be eliminated. The structure on parcel #119536000 is proposed to be converted to an employee break room structure. The other structure will be demolished.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas? What is proposed as the principal exterior building materials?  30' Concrete tilt-up

b. What views in the immediate vicinity would be altered or obstructed?  None

Staff response: The plans indicate a building height of 31 feet for the proposed shop building.
c. Proposed measures to reduce or control aesthetic impacts:  
   None

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Yard lights on during low light times during working hours. Some lights on at night for security.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No

c. What existing off-site sources of light or glare may affect your proposal? None

d. Proposed measures to reduce or control light and glare impacts: None

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? None

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

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

13. Historic and cultural preservation

a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe. No

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. None
c. Proposed measures to reduce or control impacts: None

14. Transportation

a. Identify the public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. NE 101st Street serves the property.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No, approximately 1 mile.

c. How many parking spaces would the completed project have? How many would the project eliminate? None. Minimum based on any buildings built in future.

d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it’s public or private. Yes, existing road improvement.

e. Will the project use water, rail, or air transportation? If so, please describe. Rail for transport of raw materials.

f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur. 10-15 trips per day for employees.

g. Proposed measures to reduce or control transportation impacts: None

14.c - Staff response: The site plan indicates approximately 36 new parking spaces will be provided with site improvements.

14.d - Amended response: A public road extension of 104th Street is proposed to be constructed for a short distance east of 72nd Avenue with appropriate turning motion capability at the intersection with 72nd Avenue.

14.f - Amended response: 24 net new weekday AM peak hour trips and 12 net new weekday PM peak hour trips.

14.g - Amended response: A public road extension of 101th Street is proposed to be constructed for a short distance east of 72nd Avenue with appropriate turning motion capability at the intersection with 72nd Avenue.

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe. Fire protection for building. Police for theft protection.

b. Proposed measures to reduce or control direct impacts on public services: None
16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site: Enhanced electric and connection to sewer system.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: __________________________ Date Submitted: 12/30/2011
D. SEPA Supplemental sheet for non-project actions

Instructions:
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 of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **Total project with stormwater should not increase discharge of water. No change in other items.**

   Proposed measures to avoid or reduce such increases are:
   **Stormwater system**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **No effect other than loss of habitat to animals and birds.**

   Proposed measures to protect or conserve plants, animals, fish, or marine life are: **Improved wetlands on mitigation site. Leave as many trees as possible. Plant hedges and landscaping.**

3. How would the proposal be likely to deplete energy or natural resources? **No effect.**

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

4. How would the proposal use or affect environmentally sensitive areas or those 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? **Removes wetland area but replaces it with a larger mitigation area.**

   Proposed measures to protect such resources or to avoid or reduce impacts are: **Mitigate loss off site.**

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans? **Land use will be more industrial based. This is compatible with zoning.**
Proposed measures to avoid or reduce shoreline and land use impacts are: **None**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **More usage of site by trucks and employees while working.**

   Proposed measures to reduce or respond to such demand(s) are: **None**

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **All jurisdictional regulations will be complied with.**