# 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:** June 10, 2020

**Closing date for public comments:** June 25, 2020

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.

<table>
<thead>
<tr>
<th><strong>Project Name:</strong></th>
<th><strong>U-Haul of Orchards</strong></th>
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<tbody>
<tr>
<td><strong>Case Number:</strong></td>
<td>PSR2018-00037; SEP2018-00052; CRA2018-00008; EVR2018-00077</td>
</tr>
<tr>
<td><strong>Request:</strong></td>
<td>Site plan approval to construct a roughly 94,900 square foot self-storage building with showroom, equipment rentals, covered RV storage area, and truck and trailer shared area located on roughly 8.7 acres in the GC zoning district</td>
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</tbody>
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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: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: ADA@clark.wa.gov

Revised 6/9/20
Location: 12512 NE Fourth Plain Blvd, Parcel 158341 in the Southeast Quarter of Section 10, Township 2, Range 2 East of the Willamette Meridian

Applicant/Owner: Amerco Real Estate Company
2727 N Central Ave
Phoenix, AZ 85004
Email - matt_braccia@uhaul.com

Contact: Dan Flatten, MCP
2727 N Central Ave
Phoenix, AZ 85004
Phone - 602.263.6502
Email - dan_flatten@uhaul.com

Comp Plan Designation: C

Neighborhood Contact: Sifton - Christie BrownSilva (President)
Phone - 360.326.4353, E-mail - siftonneighborhood@gmail.com

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), 40.230.010 (Commercial Districts), 40.320 (Landscaping), 40.340 (Parking), 40.350 (Transportation), 40.350.020 (Concurrency), 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: October 8, 2019
Fully Complete date: July 11, 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: June 25, 2020

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:** Dan Young, 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.

Revised 6/9/20, DS1224
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:

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<thead>
<tr>
<th>Federal Agencies:</th>
<th>U.S. Army Corps of Engineers - Enforcement Division</th>
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<tr>
<td>Tribes:</td>
<td>Cowlitz Indian Tribe</td>
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<td>Yakama Nation</td>
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<td>Chinook Tribe</td>
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<td>State Agencies:</td>
<td>Department of Natural Resources (S.W. Region)</td>
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<td>Department of Ecology</td>
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<td>Department of Fish and Wildlife</td>
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<td>Regional Agencies:</td>
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<td>Southwest Clean Air Agency</td>
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<td>Vancouver-Clark Parks &amp; Recreation</td>
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<td>Local Agencies:</td>
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<td>Special Purpose Agencies:</td>
<td>Clark County Fire District 5</td>
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<td>Clark Public Utilities</td>
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<td>Other:</td>
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<td>Clark County Neighbors</td>
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<td>Clark County Natural Resources Council</td>
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<td>Clark County Citizens United</td>
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**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:

   *U-Haul Moving & Storage of Orchards*

2. Name of applicant:

   *AMERCO Real Estate Company*

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

   *Applicant: Dan Flatten, MCP*
   
   *UHC of Southern WA*
   
   *2500 NE Andreson Rd*
   
   *Vancouver, WA 98661*
   
   *(360) 524-1789*

   *Contact: Andrew Gunther, PLS Engineering*
   
   *2008 C St., Vancouver, WA 98663*
   
   *(360)944-6519*

4. Date checklist prepared:

   *September 27, 2018*

5. Agency requesting checklist:

   *Clark County, Washington*

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

   *Construction will likely proceed as soon as all required permits are obtained in the winter of 2018-19 or spring, 2019.*

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

   *No.*

8. List any environmental information that has been or will be prepared related to this proposal.

   *Applied Archaeological Research, Inc. prepared an archaeological predetermination which concluded that no further archaeological review of the site is necessary. Aspect Consulting, LLC completed a geotechnical investigation of the site’s soils and a Level I Hydrogeological Site Evaluation has been completed by Earth Engineering, Inc. Copies of all of these documents have been submitted with the Site Plan application to Clark County.*

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
10. List any government approvals or permits needed for your proposal:

This project will need to obtain preliminary and final site plan approval, final engineering construction drawing approval, SEPA determination, grading permit, and building permits from Clark County. A CARA permit may also be required. Approval of road improvements and design of sewer and water connections will be required from the City of Vancouver. A letter of approval from the Bonneville Power Association will likely be required for the proposed use of the easement area in the east part of the site will also be needed.

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.)

The applicant is proposing to develop the approximately 8.71-acre site into a UHaul moving and storage facility. Six buildings are proposed on the site including five small, single-story mini-storage buildings ranging from approximately 1,600 to 2,500 square feet in size and a large, 3-story building with a gross square footage of approximately 94,850 square feet. The large building will include a mix of interior access storage units, a retail sales/rental office area, and warehousing for storage of mobile shipping and storage containers. The site will also provide for equipment rental and car share services, moving vehicle rental, and will have an area for RV and boat storage (both under canopies and uncovered) and employee and customer parking. Frontage improvements as required by Clark County and City of Vancouver will be constructed to NE 124th Avenue and Fourth Plain Boulevard.

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.

The project is located on the northeast corner of NE 124th Avenue and NE Fourth Plain Blvd. Clark County GIS lists the property as parcel number 158341-000, with a site address of 12512 NE Fourth Plain Blvd., Vancouver, WA 98682. It is located in the SE 1/4 of Section 10, T2N, R2E, W.M. in Clark County, WA. A site plan, vicinity map, and topographic map have been submitted with the site plan application.
B. Environmental Elements

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

      The site is primarily flat with slopes ranging between approximately 0% and 7%.

   b. What is the steepest slope on the site and the approximate percentage of the slope?

      Steepest slopes on the site appear to be less than 8%. The average site slope is between 4% and 6%.

   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.

      Site soils are mapped by the Natural Resource Conservation Service as Sifton gravelly loam (SvA). The geotechnical analysis of the site found soils consistent with that mapping. The NRCS classifies these soils as prime farmland if irrigated. Review of historic aerial photos dating to 1955 indicates the site may historically been used for pasture, hay, or similar agricultural purposes and possibly had some orchard use but it appears any significant agricultural use ended by the late 1970’s.

   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.

      Some site grading will be necessary to provide finished site elevations that allow for vehicular travel, proper surface drainage, the construction of building pads, and the installation of utilities and stormwater facilities. The final engineering process will attempt to balance cut and fill quantities over the site to the extent feasible. Exact excavation and fill quantities are not known at this time but are anticipated to be less than 10,000 cubic yards of each. Any imported materials are likely to be primarily crushed gravel surfacing used as the base for building pads and paving.
f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.

Yes, unprotected areas could erode. However, an Erosion Control Plan with specific erosion control BMP's will be submitted with the final construction drawings and will be approved prior to the initiation of any construction activities.

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

Approximately 85%.

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

Design and implementation of an erosion control plan will take place prior to construction. If any construction areas drain toward adjacent properties, silt fence will be installed to protect the downslope areas. Stormwater inlets will be protected with inlet protection and a construction entrance will be installed where construction vehicles will enter the construction area. Exposed soils will be stabilized as quickly as possible either through temporary seeding and ground cover by hay, straw, or tarps or through permanent cover with gravel surfacing and paving. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.

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.

Vehicle emissions will take place from the construction vehicles. It is also possible that some dust will be generated during dry conditions. When the project is complete, emissions from the vehicles accessing and leaving the site will occur. Quantities of emissions are unknown.

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:

Water trucks will be used to control dust during construction should it become necessary. Presumably the construction equipment will be required to comply with modern emissions regulations.
### 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.

*There are no surface water bodies on the site or in the immediate vicinity.*

2) Will the project require any work within 200 feet of 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? 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 groundwater? 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.

*It is not expected that any waste material will be discharged into the ground as a result of this project.*

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.

*Stormwater runoff from the site will increase as a result of the construction of the buildings, roadway widening, and paved parking, storage, and vehicle circulation areas. It is expected that the majority of the on-site runoff will be collected and conveyed to the bioretention facilities proposed at the eastern edge and near the northwest corner of the site. The bioretention facilities will provide treatment and will include a gravel bed underneath to provide for infiltration of all tributary stormwater. Frontage improvements along NE 124th Ave. will be collected and conveyed to a treatment catch basin and then drained to a drywell and/or infiltration trench near the southwest corner of the site for infiltration.*

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

*Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. However, the potential for this will be greatly reduced by proper use of erosion and sediment control BMPs during construction and through the construction of the site’s permanent stormwater treatment facilities described above.*

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

*See above responses related to stormwater treatment and infiltration.*
4. Plants

a. Check or circle types of vegetation found on the site
   - Deciduous tree: alder, maple, aspen, other: plum, pear, madrone
   - Evergreen tree: fir, cedar, pine, other
   - Shrubs: blackberries
   - Grass
   - Pasture
   - Crop or grain
   - Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
   - Water plants: water lily, eelgrass, milfoil, other
   - Other types of vegetation:

   Site vegetation is limited to pasture grasses and blackberries over the vast majority of the site. There are a variety of trees as identified above spread throughout the property, but overall tree coverage on the site is quite low.

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

   The vast majority of the vegetation on the site will be removed in association with the proposed development. A small amount of surface vegetation along the north edge of the site may be retained.

c. List threatened or endangered species on or near the site.

   None known.

d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

   Landscaping and trees will be provided as required by Clark County Code and to provide street trees as required by the City of Vancouver. The County requires that a minimum of 15% of the site be landscaped and it is anticipated the landscaped area will slightly exceed that requirement. Minimum landscaping buffering widths of 10’ are proposed around the entire perimeter of the property. Along the north and east boundaries, these buffers will include trees at a maximum 80’ spacing supplemented by shrubs and ground cover plants. Trees on the north boundary are preliminarily proposed as City sprite zelkova and Rocky Mountain glow maple trees are proposed along the eastern boundary.

   Along the south and west property lines, street trees are proposed between the curb and sidewalk. These will be supplemented by groundcover in the road planter strips and a 10’ landscape buffer consisting of groundcover and shrubs just behind the right-of-way.
Proposed street trees include Ruby vase parrotia and Rocky Mountain glow maple.

The bioretention facilities on the site will be planted with a variety of native grasses including slough sedge, common rush, and burrush or similar species. Planter areas in the parking lot will also be provided with trees and ground cover.

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; and, **small rodents such as mice, raccoons, squirrels**
- Fish: bass, salmon, trout, herring, shellfish, and other:

Small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live on or near the site. A variety of bird species exist in the area.

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

None known.

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

The site is located within the Pacific Flyway for migratory waterfowl.

d. List proposed measures to preserve or enhance wildlife:

The plantings proposed with the landscaping plan will help provide some biological diversity on the site but the urban setting and commercial zoning does not lend itself to providing significant wildlife habitat.

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.

Primary sources of energy will be electric. The site might also be served by natural gas. The energy would be used to heat the buildings and provide basic operational electrical needs.
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:

The new structures on the site will be required to comply with modern building codes which contain some energy conservation requirements.

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.

The site does not present any significant environmental health hazards different from those that would normally be expected for a commercial development.

1) Describe special emergency services that might be required.

No special emergency services outside those normally expected for a typical project of this nature are anticipated to be required in association with the proposal.

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

Employees working at the site will be trained in proper best management practices for environmental health hazards.

b. Noise

1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

There is some existing traffic noise from nearby roadways but it will not have an impact on the project.

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.

Some increase in traffic noise over the long term may occur due to the nature of the project. In addition, construction noise would occur during the short term when the site is under construction.
These construction noises will occur during approved hours as regulated by Clark County and Washington State.

3) Proposed measures to reduce or control noise impacts:

Construction will be limited to approved working hours.

8. Land and shoreline use

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

The site currently contains an unoccupied single-family residence and an outbuilding near the center of the site as well as a paved driveway and asphalt parking area. The remainder of the site is primarily overgrown grasses (open field) and the property does not have any current use. Properties to the west and south, across the streets from the site, are developed commercial properties, zoned for the General Commercial. Properties to the north and east are undeveloped vacant properties zoned Community Commercial.

b. Has the site been used for agriculture? If so, please describe.

Based on review of historic aerial photos, it appears the site could have been used for agricultural purposes such as pasture or hay production at some time in the past and it appears there may have even been some orchards on the site. However, it looks like those uses had primarily ended by the late-1970's. There is no indication of the site being used for other intensive agricultural purposes such as row crops.

c. Describe any structures on the site.

The site contains a dilapidated wood house and an outbuilding.

d. Will any structures be demolished? If so, please describe.

Yes, the structures on site will be demolished. Permitting for the demolition is in-process.

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

GC, General Commercial.

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

C, Commercial.
g. What is the current shoreline master program designation of the site?

None.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

The majority of the site with the exception of the southwest corner is in a Category 1 Critical Aquifer Recharge Area.

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

It is estimated the completed project will employee approximately 5 people.

j. How many people would the completed project displace?

None.

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

None.

l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

Compliance with Clark County’s comprehensive plan and zoning requirements.

9. Housing

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

Zero.

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

The existing structures on site are not inhabited and are in such disrepair that they are not habitable.

c. List proposed measures to reduce or control housing impacts:

None.
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?

It is anticipated that the main building on the site will be 3-stories high, with a maximum ridge height of less than 35’ to the peak. Primary exterior building materials for the all buildings are MBCI metal wall panels and concrete tilt-up panels.

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

No existing views will be substantially impacted.

c. Proposed measures to reduce or control aesthetic impacts:

Compliance with the County’s landscaping regulations will result in planting of new vegetation in the landscaped portions of the site.

11. Light and glare

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

Some lighting will be installed to provide for security of the site and its occupants. Lighting will likely occur primarily between sunset and sunrise. It will be provided only as needed for security and safety. See the preliminary lighting plan for further information. Street lighting may be added or improved based on requirements of the City of Vancouver transportation standards.

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

It is not likely to be a safety hazard. It could have a limited, very local effect on nighttime darkness. Site lighting will be shielded or located away from the site perimeter to help avoid light transmission onto adjacent properties.

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:

*Lighting will be limited to that necessary to provide for site security and security of the occupants. Directional lighting and shields will be used to limit any potential impacts outside the bounds of the property.*

### 12. Recreation

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

*Sifton Neighborhood Park is approximately 900 feet north of the northeast corner of the site along the west side of NE 131st Avenue.*

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

*There will be no recreational uses displaced with this development.*

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.

*None known.*

b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

*As previously stated, an archeological predetermination was completed for this site by Applied Archaeological Research, Inc. and the analysis resulted in no significant findings and recommended that no additional study be necessary.*

c. Proposed measures to reduce or control impacts:

*None Proposed.*
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.

The site currently has three access points from NE Fourth Plain Blvd. which forms the south boundary for the property. The project proposes to eliminate two of the existing accesses, improve one of the existing accesses, and construct a new access from NE Fourth Plain Boulevard at the southeast corner of the site. The new Fourth Plain Boulevard access will align with existing NE 127th Avenue to the south. Pending development of adjacent property to the east by others, the applicant is willing to work with that developer to make that a shared access point to/from Fourth Plain. NE 124th Avenue forms the western boundary of the site. The project proposes to provide street improvements including right-of-way dedication, curb, and sidewalk along this road. The project also proposes to provide a single driveway access off 124th Avenue.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, C-Tran route 74 runs along NE Fourth Plain Boulevard. There is a bus stop directly across the street from the site on the south side of NE Fourth Plain. Additional bus stops along the north side of Fourth Plain are approximately 1800 feet to the east and west.

c. How many parking spaces would the completed project have? How many would the project eliminate?

86 parking spaces are proposed in association with the project. Zero spaces will be eliminated.

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.

NE 124th Avenue will require frontage improvements per City of Vancouver to meet the half-street standards of the Neighborhood Circulator including a 7-foot right-of-way dedication, pavement widening, curb, and sidewalk. Since NE Fourth Plain Boulevard meets City standards for pavement width and right-of-way, no substantial improvements are needed to that roadway. However, the location of the existing sidewalk does not meet the city standards because it is currently nearly immediately adjacent to the curb line, so the project proposes to construct new 6-foot detached sidewalk to meet the city’s requirements.
e. Will the project use water, rail, or air transportation? If so, please describe.

No.

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

The anticipated traffic to be generated by the project and peak times for trip generation are described in the traffic report submitted to Clark County with the Site Plan application.

g. Proposed measures to reduce or control transportation impacts:

Right-of-way will be dedicated to the City of Vancouver along the site’s western frontage and street widening, curb, and sidewalk will also be installed along NE 124th Avenue. The project will pay traffic impact fees to help provide for the needs of the area’s roadway system.

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.

Yes, the project could require the potential need for increased public services as a result of new development. These include ambulance service, fire protection and police protection. However, the project is not anticipated to create any greater need for services than would typically be necessary for this type of development.

b. Proposed measures to reduce or control direct impacts on public services:

Payment of property taxes.

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:
Sanitary sewer-City of Vancouver, Water-City of Vancouver, cable TV-Comcast, Electrical power-Clark PUD, Natural Gas-Northwest Natural, Telephone- Comcast or CenturyLink, refuse-Waste Connections.

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: [Signature]
Date Submitted: 6/27/19

Dan Flatten, MCP