



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
WETLAND AND HABITAT REVIEW

Notice of Optional SEPA Determination of Non-Significance (DNS)

Rev 6.12.19

Working together. Securing your safety. Protecting your investment.

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impacts on the environment, and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Written comments on the SEPA DNS may be submitted to the Responsible Official by May 29, 2020.

Case number: SLR-2020-00018
Project name: Manor Industrial Park Stockpile Grading
SEPA
Applicant: Andrew Gunther
Location: 10312 NE 72nd Ave

Project Description: Grading to stockpile material for future use.

Further information can be obtained by contacting Brent Davis, Program Manager, 564.397.4152 or brent.davis@clark.wa.gov. SEPA documents and other project information can also be found on Clark County's website: www.clark.wa.gov/community-development/wetland-and-habitat-review.

RESPONSIBLE OFFICIAL: Dan Young, director

Date of this notice: May 14, 2020

Closing date for public comments: May 29, 2020 – fifteen days from notice

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date above will be considered before the likely DNS is final. This notice is to inform potentially interested parties about the application and invite written comments regarding any concerns.

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

Mail: Attn: Kristi Mollman
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.

Appeal

Under the optional DNS process in WAC 197-11-355 and the procedures in WAC 197-11-680(3)(a)(vii), any appeal of this determination must be submitted to Community Development by 3 PM on June 4, 2020.

Manor Industrial Park Stockpile Permit

Located in the SE 1/4 of Section 31, T3N, R2E, W.M.
Clark County, Washington



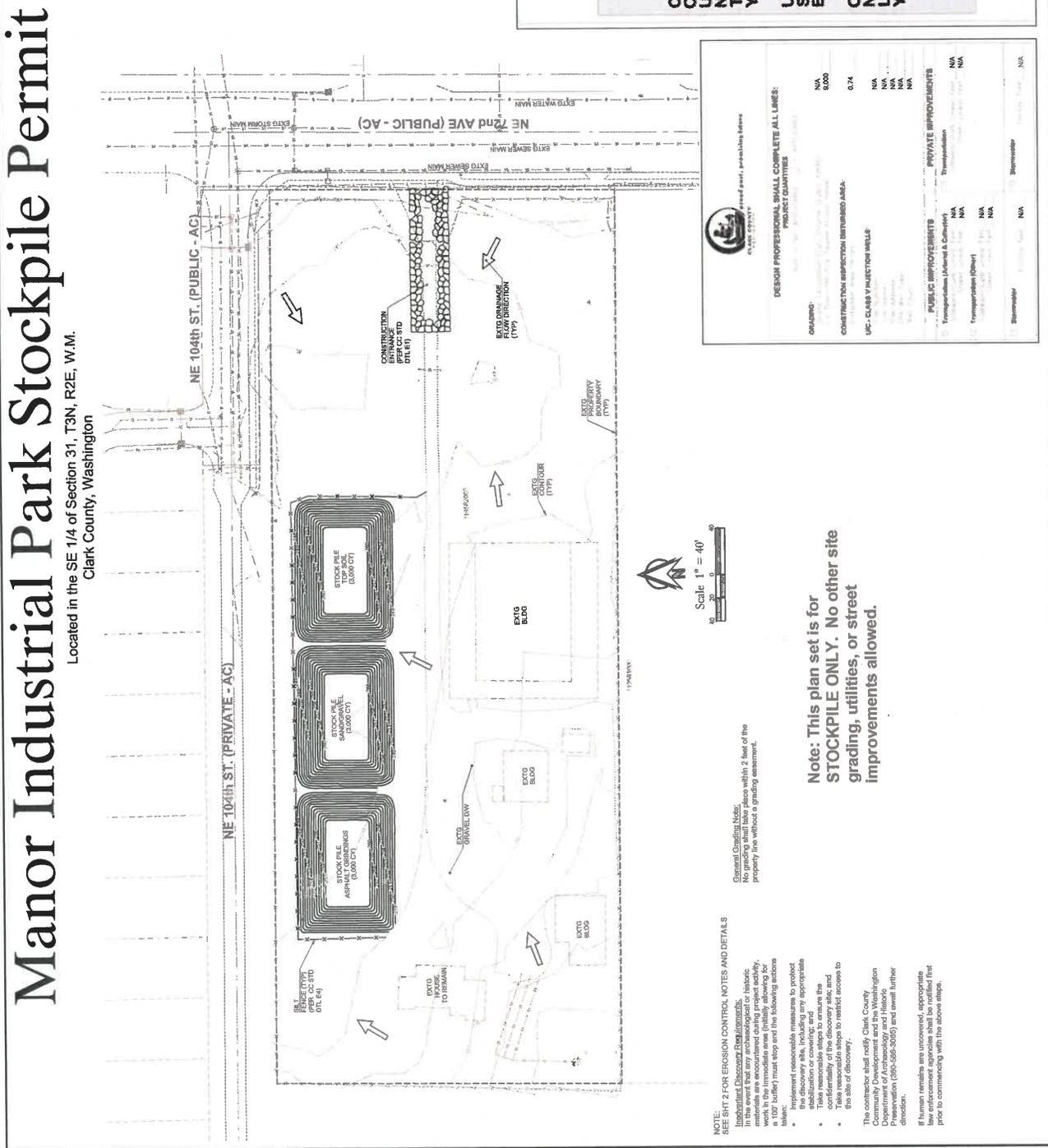
VICINITY MAP
NOT TO SCALE

Sheet Index
 1 Cover Sheet & Stockpile Grading Plan
 2 Erosion Control Details
 3 Clark County Standards General Notes

OWNER/APPLICANT INFORMATION:
 Applicant: LVI Properties, LLC
 13023 NE Hwy 89, Ste 7-185
 Vancouver, WA 98686
 PH: (360) 518-1038
 Alt: Mary-Arn Labold
 e-mail: lvi@lviproperties.com

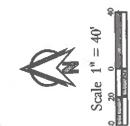
Project Engineer / Contact:
 PLS Engineering
 10312 NE 72nd Ave.
 Vancouver, WA 98683
 PH: (360) 944-8530
 e-mail: andrew@plsengineering.com

GENERAL INFORMATION:
 Project Name: Manor Industrial Park
 Address: 10312 NE 72nd Ave.
 Vancouver, WA 98682



NOTE: SEE SHEET 2 FOR EROSION CONTROL NOTES AND DETAILS
 In the event that any archaeological or historic materials are encountered during project activity, work in the immediate area shall be suspended until a geology study and the following actions shall be taken:
 • Implement reasonable measures to protect the site of discovery.
 • Notify appropriate regulatory agencies.
 • Take reasonable steps to ensure the stabilization or covering, and
 • Take reasonable steps to restrict access to the site of discovery.
 The contractor shall notify Clark County Community Development and the Washington Department of Archaeology and Historic Preservation (360-526-3830) and await further direction.
 If these measures are encountered, appropriate law enforcement agencies shall be notified first prior to commencing with the above steps.

General Grading Note:
 No grading shall take place within 2 feet of the property line without a grading assessment.



Note: This plan set is for STOCKPILE ONLY. No other site grading, utilities, or street improvements allowed.

DESIGN PROFESSIONAL SHALL COMPLETE ALL LINES:

DATE	DESCRIPTION	BY	CHKD
06/01/2023	DESIGN	ANDREW	ANDREW
06/01/2023	CONSTRUCTION INSPECTION (IMPROVED) AND	ANDREW	ANDREW
06/01/2023	USE - CLASS V INDUSTRIAL USE	ANDREW	ANDREW

DESIGN QUANTITIES

ITEM	QUANTITY	UNIT
Grass	0.000	sq ft
Gravel	0.000	cu yd
Asphalt	0.000	cu yd
Concrete	0.000	cu yd
Structural Steel	0.000	lb
Rebar	0.000	lb
Formwork	0.000	sq ft
Excavation	0.000	cu yd
Fill	0.000	cu yd
Grading	0.000	sq ft
Drainage	0.000	sq ft
Other	0.000	sq ft

PRIVATE IMPROVEMENTS

ITEM	QUANTITY	UNIT
Grass	0.000	sq ft
Gravel	0.000	cu yd
Asphalt	0.000	cu yd
Concrete	0.000	cu yd
Structural Steel	0.000	lb
Rebar	0.000	lb
Formwork	0.000	sq ft
Excavation	0.000	cu yd
Fill	0.000	cu yd
Grading	0.000	sq ft
Drainage	0.000	sq ft
Other	0.000	sq ft



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Manor Industrial Park

2. Name of applicant:

Pioneer Industrial, LLC

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

*Applicant Contact: Mary-Ann Leboki
7416 NE 101st St., Vancouver, WA 98662; (360)573-5600*

4. Date checklist prepared:

April 28, 2020

5. Agency requesting checklist:

Clark County

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

The applicant intends to initially import and stockpile some fill materials on the north part of the property as soon as a grading permit can be obtained, likely in late-Spring of 2020. They intend to proceed to building remodeling and full site improvements associated with the full development plan described later in this document once necessary permits can be obtained. The intent is to proceed with full site construction in late-Summer or Fall of 2020.

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

Phasing of the overall project is described above. There are no additional development plans currently contemplated beyond what is described in this document.

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

An archaeological predetermination has been performed by Applied Archaeological Research Inc. and submitted to the state Department of Archaeology and Historic Preservation. In addition, Soil & Water Technologies has completed a geotechnical report reviewing the site's soils. Ecological Land Services has completed a Critical Areas Report reviewing the site for presence of critical areas which has been reviewed and confirmed by Clark County through a wetland predetermination process. All of these documents are submitted concurrently with this SEPA checklist.

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.

There are no known other significant applications pending governmental approval that will affect this proposal. This site has previously gone through a pre-application submittal process for a more intense development that was previously proposed on the site. A waiver application has been submitted to Clark County requesting that the modified development proposal further described in this checklist not be required to go through a new pre-application conference submittal prior to upcoming submittal of a Site Plan application package to the County.

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

For initial site grading, a grading permit will be required from Clark County. Preliminary and final site plan approval, final engineering construction drawing approval, SEPA determination, and building permits will be required from Clark County prior to proceeding with the other components of site construction/development.

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.)

The applicant proposes to retrofit the large existing metal building on the property to convert it for use as a recycled glassed processing facility. The crushed glass imported to the site will be further processed, screened, and sorted into smaller particle sizes and bagged or hauled from the site in other containers for resale for uses such as pool filter media and as abrasive media material used in blast-cleaning processes. Modifications to the building will add a small amount of office space and restrooms, upgrade the building as needed to comply with building codes based on the revised use, and install a concrete floor. Covered stable areas on the north, south, and west sides of the building will be removed. A portion of the site will be paved to provide for parking and for vehicle access around the perimeter of the building. The north part of the site will be used as stockpile areas for a variety of materials such as crushed asphalt, gravel, topsoil, and similar construction materials. There will also be stockpile areas provided for the crushed glass imported to the site. A stormwater facility will be constructed along the east property line for treatment and flow control of site runoff. Building footprint after modifications will total approximately 10,080 square feet. A driveway approach to 72nd Avenue will be constructed near the southeast corner of the site. Prior to the main site development, the applicant will pursue a stockpile grading permit to allow for stockpiling of materials on the north part of the property. The site totals 5.47 acres.

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.

The project is located on the west side of NE 72nd Avenue just south of its intersection with NE 104th Street. Clark County GIS lists the property as tax parcel 119582-000. The site address is 10312 NE 72nd Ave., Vancouver, WA 98662. It is located in the SE 1/4 of Section 31, T3N, R2E, W.M. in Clark County, WA. A preliminary site plan with vicinity map has been submitted with the SEPA checklist.

B. Environmental Elements [\[HELP\]](#)

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

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

The site is quite flat with slopes typically ranging from about 1-5%.

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

The steepest slope on the site occurs appears to be near the southeast corner of the property and is approximately 5%.

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.

Site soils are mapped by the Natural Resource Conservation Service as including Hillsboro loam and McBee silt loam. The mapping suggests the Hillsboro soils are limited to the southwest corner of the site and a small area along the east edge of the property. The NRCS classifies the Hillsboro soils as prime farmland and the McBee soils as prime farmland where they are drained. Hillsboro soils are typically a silty loam material near the surface with increasing sand content deeper in the soil profile and are somewhat well drained. McBee soils are generally somewhat poorly drained. Review of historic aerial photos dating to 1955 does not suggest previous use for row crops or orchards but the site was most recently used as pasture for horses and most of the aerial photos reviewed suggest grassed surface conditions.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

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.

Site grading will be necessary to provide finished site elevations that allow for vehicular travel, proper surface drainage, 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 such that maximum fill heights generally are not expected to exceed a few feet. Fill will take place primarily just as needed to

promote adequate site drainage to the existing downstream drainage system. A fair amount of excavation will be necessary in the southeast corner of the site to construct the project's proposed stormwater treatment and detention facility. Preliminarily, it is estimated that approximately 5,000 cubic yards of filling might be required on the site with most of that being offset by on-site excavation. The source of fill that might be imported to the site is unknown although it will include crushed gravel, asphalt and concrete for preparation of parking areas and the building pad. It may also include other imported materials that are suitable for compaction and use as structural fill.

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

Yes, unprotected soils could erode. 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. This will significantly limit the chances of erosion occurring. Additionally, a construction stormwater NPDES permit will be required from the Washington Department of Ecology. The monitoring and inspection requirements associated with that permit will help insure proper erosion and sediment control measures are implemented.

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

Approximately 33%.

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

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. The site's permanent stormwater facility will be constructed early in the construction process so that it can function as a sediment pond throughout the remainder of construction. Additional measures may also be implemented as needed depending on the time of year that construction is taking place.

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.

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 operating on the site will occur. Quantities of emissions are unknown. There could be some long-term potential for dust to be generated by the stockpiles proposed on the north part of the site. That issue will be managed by watering the piles when necessary.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
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. In the long-term, the material stockpiles will be watered if they are found to generate dust.

3. **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.
There are no wetlands on the site. However, there is an unnamed wetland area a relatively short distance to the north of the northeast corner of the site, across NE 104th Street. The wetlands are likely ultimately tributary to Curtin Creek which runs generally in a north-south direction approximately 0.6 miles to the east.
- 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 work will occur in wetlands. The wetlands north of the site are likely less than 200 feet from the north property boundary and it is possible that some of the materials stockpile area will be within 200 feet of the wetlands.
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
None
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No

b. Ground 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.

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.

None

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

Stormwater runoff from the site will increase as a result of the construction of the site paving for access and parking areas and sidewalks. The runoff will be collected by a network of catch basins at various locations in the parking areas and internal vehicle circulation routes. The stormwater will be piped to a wet pond/detention pond in the southeast corner of the site and then discharged at rates less than existing conditions into the downstream drainage system in NE 72nd Avenue. This storm sewer ultimately drains to Curtin Creek.

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

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

No, the proposed discharge of site stormwater to the storm sewer in NE 72nd Avenue and ultimately to Curtin Creek is consistent with existing drainage conditions.

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

The wet pond will provide treatment for the runoff from the development and the detention pond will reduce post-development flow rates back to levels equal to or lower than pre-development rates.

4. **Plants** [\[help\]](#)

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

deciduous tree: alder, **maple**, aspen, **other, birch, cottonwood**

evergreen tree: **fir**, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

It is anticipated that essentially all vegetation will be removed from the construction areas on the site in the course of developing the property.

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

None known

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

Landscaping will be installed to meet county requirements around the site perimeter upon site development. Types and species of landscaping are not yet known.

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

There are Himalayan blackberries on 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: **Canadian Geese**

mammals: deer, bear, elk, beaver, other: **small mammals such as mice, rabbits, squirrels, raccoons and other rodents likely live near the site.**

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

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

None known

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

Yes. It is part of the Pacific Flyway for migratory birds.

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

Some of the landscaping provided on the site perimeter may provide limited habitat for small species such as songbirds and small mammals, but the industrial zoning and use of the site is not generally conducive to wildlife.

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

Unknown

6. 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.

Primary sources of energy will likely be electric and natural gas.

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

The remodeled building will be required to comply with building codes related to energy efficiency.

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.

None known

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

None known

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated to be required in association with the proposal.

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

None proposed at this time.

b. Noise

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

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

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

A slight increase in traffic noise over the long term may occur due to the new business. There will also be limited site noise generated from front loaders or similar construction equipment used to move materials on the site, but the noise will be limited and consistent with a typical industrial property. 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, if any:

Construction will be limited to approved working hours.

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.

The site currently contains a single family residence. Additionally, until recently the site was used as a horse boarding facility. Property to the north contains urban density single family detached housing. The property to the west is a mobile home park. Property to the south is a kennel facility and property to the east across 72nd Avenue is industrial in nature.

The proposed uses are compatible with adjacent zoning and uses. Although the property to the west is a mobile home park and is zoned for medium density residential use, the building where industrial activities will take place in association with this project is more than 300' from the shared property boundary. Residential lots to the north of the site are more than 60 feet from the site and the material stockpiles will sit between the industrial site activities in the building and the houses to the north. The property to the south is industrially zoned and the proposed use of

the building on the Manor Industrial site will not be incompatible with existing kennel uses to the south.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *To the best of our knowledge, the site has not been used as working farmlands or working forest lands, at least in recent times. It has provided some pasture area for horse boarding.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site.

The site contains a large, metal barn with attached covered stables on the north, south, and west sides. It also contains a single family residence and several small outbuildings.

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

With current planned development, the stables on the north, south, and west sides of the main metal building will be removed. Most of the outbuildings with the exception of the largest one along the south property line will also be demolished with the proposed project. The residence and aforementioned outbuilding are proposed to remain on the site at this time.

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

IL, Light Industrial

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

I - Industrial

- g. If applicable, what is the current shoreline master program designation of the site?

Not applicable

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

No

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

The site would likely employ approximately 6 people.

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

None.

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

None

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

The project will comply with the County's land use, zoning, and engineering requirements. Those codes are intended to ensure that the project is compatible with surrounding land uses. Final acceptance and permitting will be required from Clark County. The proposed use is a permitted use in the zone.

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

None

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

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

One existing residence to remain.

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

None.

c. Proposed measures to reduce or control housing impacts, if any:

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?

The main existing building to remain on the site has a maximum height of less than 30'. It will continue to have its existing metal siding and roofing. The house to remain is of stick-frame construction with wood exterior materials.

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

No views will be significantly altered.

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

Perimeter landscaping will be installed where required to comply with zoning requirements to help soften the appearance of the development.

11. Light and Glare [\[help\]](#)

- 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.

- 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. There may be some increase in light levels along the property boundary compared to existing conditions, but the increase will be limited. Site lighting will be shielded away from adjacent roadways and 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, if any:

Site lighting will be designed only to levels necessary to provide for property security and safety of the employees and site users and will be directed toward the internal portion of the site and not adjacent properties.

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

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

There are no specific recreational opportunities in the immediate area.

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

No

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

None.

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.

None known.

- 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.

None known. An archaeological predetermination has been completed and no archaeological resources were found in the site review.

- 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.

The archaeological predetermination has been forwarded to the State DAHP for review and acceptance.

- 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.

None

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.

The site has frontage on NE 72nd Avenue along its eastern boundary and has an existing driveway access to that roadway. 72nd Avenue is classified as a Principal Arterial by Clark County. NE 72nd Avenue connects to NE 119th Street, a Minor Arterial, approximately ¾ mile to the north and St. John's Road, a Principal Arterial, within ½ mile to the north. It also intersects NE 88th Street, a collector roadway, slightly more than ½ mile to the south. The existing site driveway in the north part of the site will be closed and a new driveway will be constructed at the south end of the site. The access is being relocated in order to maximize spacing from NE 104th Street which is located just north of the site. The owner does not currently have legal access to 104th Street.

- 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?

The site is not directly served by public transit and there are no transit stops within reasonable proximity of the property.

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

The project proposes to provide approximately 18 parking spaces. No parking will be eliminated.

- 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).

No improvements to NE 72nd Avenue are anticipated to be required other than the closing of the existing site access driveway and construction of a new commercial driveway approach near the south end of the site.

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

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Based on a Traffic Assessment and Traffic Profile prepared by Charbonneau Engineering in association with the proposed use, the site is anticipated to generate approximately 50 average daily trips upon completion including seven in the morning peak hour and six in the evening peak hour. The values are based on the light industrial land use figures from the ITE Trip Generation Manual. Peak volumes would likely occur during the morning hours of about 7:00 to 9:00 and the early evening hours of 4:00 to 6:00. It is likely that the site may have a fair amount of truck traffic in the form of crushed glass being delivered to the site and processed glass being shipped out of the site. Truck traffic might reach as high as 50% of total site traffic.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

- h. Proposed measures to reduce or control transportation impacts, if any:

Roadway improvements as described above will be constructed. The project will also pay traffic impact fees based on the increase in the amount of traffic resulting from the development compared to the previous use.

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.

Yes, the project will require the potential need for increased public services as a result of the site generated traffic. These include fire protection and police protection.

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

Payment of property taxes and system development charges.

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other well

Existing septic system and well will likely be abandoned per Health District Requirements.

- 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.

*Sanitary Sewer – Clark Regional Waste Water District, Water – Clark PUD,
Electrical – Clark PUD, Natural Gas – Northwest Natural, Cable TV- Comcast,
Telephone – Century Link, Refuse – Waste Connections, Inc.*

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 *MaryAnn Lebola*

Position and Agency/Organization *Owner*

Date Submitted: *5-7-20*

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.