

**From:** [Oliver Orjiako](#)  
**To:** [Jeffrey Delapena](#)  
**Subject:** FW: Notice of Type II App w/SEPA - Nielsen Industrial PSR-2024-00168  
**Date:** Tuesday, November 26, 2024 12:30:32 PM  
**Attachments:** [NoticeOfTypeIIApp2024-11-26.pdf](#)  
[SEPA Checklist.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Jeff,

FYI. For the record. Thanks.



**OLIVER ORJIAKO**  
Director  
COMMUNITY PLANNING

564.397.2280



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**From:** Clark County Citizens United, Inc. <cccuinc@yahoo.com>  
**Sent:** Tuesday, November 26, 2024 12:02 PM  
**To:** CommDev OA Land Use <CommDevOALandUse@clark.wa.gov>; Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Oliver Orjiako <Oliver.Orjiako@clark.wa.gov>; Jose Alvarez <Jose.Alvarez@clark.wa.gov>; Eric Golemo <egolemo@sgaengineering.com>; Summer Steenbarger <summer@preservingtheharvest.net>; Tyler Castle <wfivancouver@gmail.com>  
**Subject:** Re: Notice of Type II App w/SEPA - Nielsen Industrial PSR-2024-00168

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**FOR THE PUBLIC RECORD**  
November 26, 2024

Clark County Citizens United, Inc. supports development of lands for employment, and hopes this proposal is not going to be just another warehouse, storage unit, or

apartment complex, that creates little or no potential for good paying jobs.

117th and SR503 is unfortunately becoming the mecca for warehouses, storage units and apartments that are being developed on lands that are prime commercial property. This land could support a variety of opportunities to create hundreds of meaningful jobs that would pay an adequate living wage.. CCCU believes job creation is what Clark County is supposed to be doing with lands that are zoned for industrial and commercial use. But, that is not happening in this corridor and it is such a waste of prime land.

There is also great potential for any commercial business in this area to utilize the Chelatchie Prairie Railroad for transport of commercial goods locally and nationwide. This would enable the reduction of CO2 emissions, that would comply with the Climate Change Element of the Clark County Comprehensive Land Use Plan.

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604  
E-Mail [cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)

On Tuesday, November 26, 2024 at 07:29:18 AM PST, CommDev OA Land Use  
<[commdevoalanduse@clark.wa.gov](mailto:commdevoalanduse@clark.wa.gov)> wrote:

Please find attached: Notice of Type II Application and SEPA checklist for Nielsen Industrial Lots 15 & 16.



COMMUNITY DEVELOPMENT – LAND USE REVIEW

Office Assistant

[commdevoalanduse@clark.wa.gov](mailto:commdevoalanduse@clark.wa.gov)

Voicemail: 564.397.4911

Please leave your name, phone number, permit number if available or applicable and question.

A staff member will return your call within one business day or you may contact the assigned planner.

## 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: November 26, 2024**

**Closing date for public comments: December 11, 2024**

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:** Nielsen Lots 15 & 16

**Case Number:** PSR-2024-00168/ENG-2024-00409

**Request:** The applicant is requesting a site plan review approval a 34,269 square foot light industrial building and associated site infrastructure, located on 2.68 acres in the IL zone.

**Location:** West of NE 117<sup>th</sup> Avenue (SR 503) & north of NE 128<sup>th</sup> Street

Revised 9/27/24



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 360.397.2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format, contact the Clark County ADA Compliance Office.  
Phone: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)



**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:** December 11, 2024

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

**Mail:** Attn: Wendy Baird  
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:** [developmentcomments@clark.wa.gov](mailto:developmentcomments@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:** April Furth, Community Development Director

**Timelines and Process**

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

**Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)**

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit

## Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout <https://clark.wa.gov/media/document/57535> and <https://clark.wa.gov/community-development/land-use-forms-and-fees> 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 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 Community Development  
 Land Use Review  
 Fire Marshal's Office  
 Clark County Public Health  
 Clark County Public Works  
 Development Engineering  
 Transportation Division  
 Clark County Conservation District  
 Clark County Water Resource Council  
 City of Vancouver Transportation

Special Purpose Agencies: Fire Protection District #5  
 Clark Public Utilities  
 Clark Regional Wastewater District

The Media: The Columbian  
 The Oregonian  
 The Reflector  
 Vancouver Business Journal  
 The Post Record

Other: Applicant  
 Clark County Neighbors  
 Clark County Natural Resources Council  
 Clark County Citizens United  
 C-Tran  
 Neighborhood Association

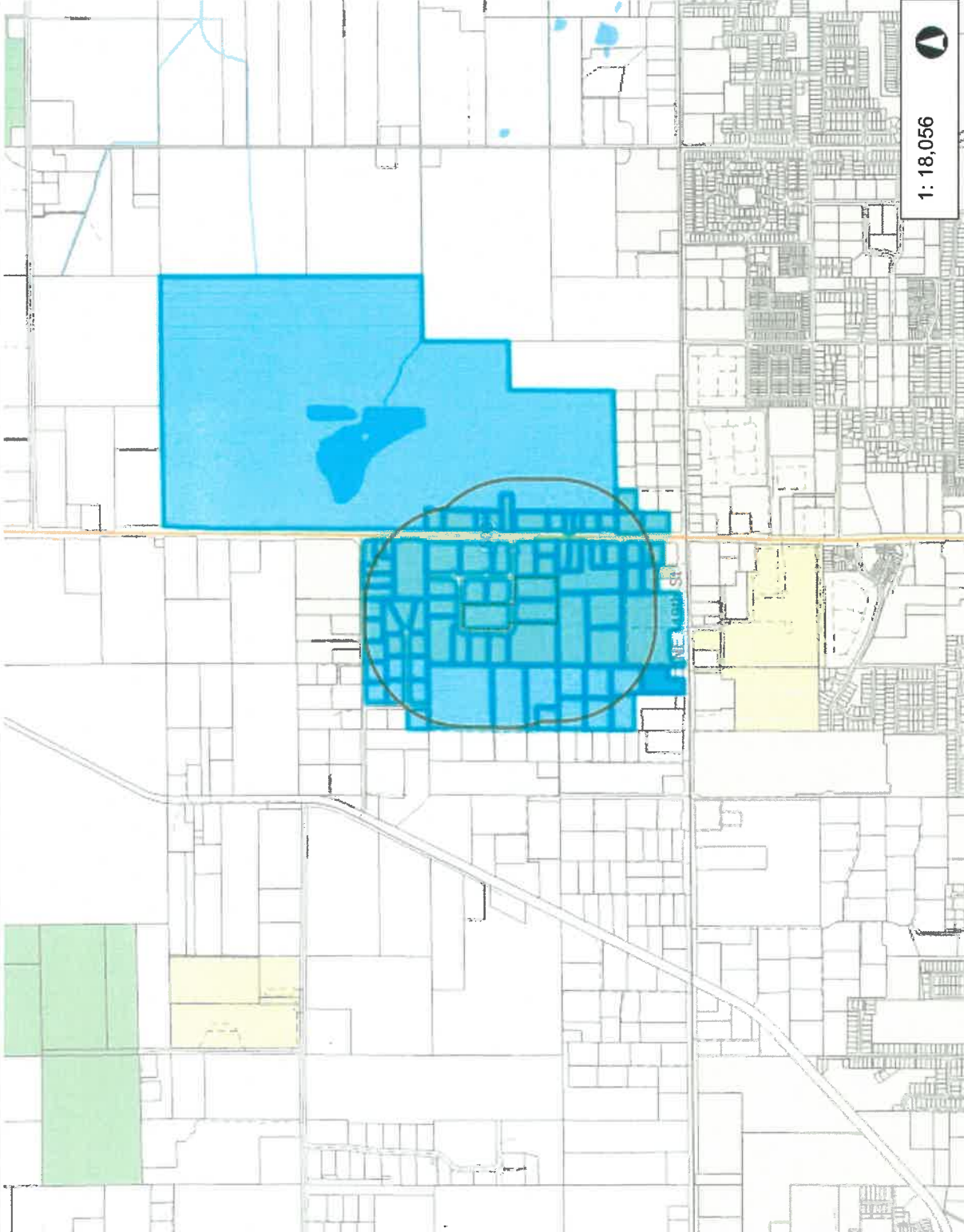
**Additional attachment for agencies: SEPA checklist**







# Nielsen Industrial Lots 15 & 16 1,000' List



1: 18,056



3,009.3

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA, GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information. Taxlot (i.e., parcel) boundaries cannot be used to determine the location of property lines on the ground.



### Legend

□ Taxlots

### Notes:

Parcels within 1,000 foot radius of the project.

## 13. State Environment Review (SEPA) Checklist

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CLARK COUNTY  
WASHINGTON

COMMUNITY DEVELOPMENT  
LAND USE REVIEW

# SEPA Environmental Checklist

WAC 197-11-960

Rev 1.30.23

*Working together. Securing your safety. Protecting your investment.*

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

## A. Background

**1. Name of proposed project, if applicable:**

Nielsen Industrial Lots 15/16

**2. Name of applicant:**

117<sup>th</sup> Avenue Properties, LLC

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

117<sup>th</sup> Avenue Properties, LLC

Attn: Brian Spencer

PO Box 87908

Vancouver, WA 98687

brian@ascendholdings.com

(360) 256-9432

AKS Engineering & Forestry, LLC

Attn: Seth Halling

9600 NE 126<sup>th</sup> Avenue, Suite 2520

Vancouver, WA 98682

sethh@aks-eng.com

(360) 882-0419

**4. Date checklist prepared:**

August 2023

**5. Agency requesting checklist:**

Clark County

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

The project will begin construction as soon as all permits are obtained and is anticipated to be completed in the Fall/Winter of 2025. The project will be constructed in one phase.

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

No, there are no plans for future additions, expansion, or further activity related to or connected with this proposal.

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

- Geotechnical Letter (Columbia West)
- Final Stormwater Technical Information Report (AKS Engineering & Forestry)
- Transportation Impact Study (Lancaster Mobley)
- This SEPA Checklist (AKS Engineering & Forestry)
- Archaeological Predetermination (Archaeological Services, LLC)

**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.**

None known.

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

- Type II Final Site Plan / Engineering Approval (Combined Preliminary & Final)
- Building Permit Approval
- SEPA Determination

**11. Give a 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 site is ±2.68 acres in size. The Applicant proposes to construct a one-story, 34,269-square-foot light industrial building. The development will gain access from NE 126th Street and NE 128th Street and will be provided with sanitary sewer, storm sewer, and water service, as well as dry utilities.

**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 subject is located east of NE 113<sup>th</sup> Avenue between NE 126<sup>th</sup> Street and NE 128<sup>th</sup> Street.

Tax Lot: 986056-126 in the SW ¼, S27, T3N, R2E

## **B. Environmental Elements**

### **1. Earth**

#### **a. General description of the site:**

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

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

According to Clark County Geographic Information Systems (GIS), the property is flat to gently sloping (0-5%).

#### **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.**

According to the Geotechnical Site Investigation by Columbia West Engineering, Inc., dated July 17, 2017, soils on-site consisted of two types. Soil type 1 consists of sandy silt to clayey sand. Soil type 2 consists of silty sand to poorly graded sand with silt.

According to Clark County GIS, the soil on-site is classified as Non-Hydric / HIA (Hillsboro loam). The soils on-site are categorized as Prime Agricultural Soils Class I and II. By zoning the property for industrial uses, the County has determined that the subject site is better suited for industrial than agricultural uses; therefore, the site is not commercially significant for agriculture.

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

According to Clark County GIS, there are no surface indicators or history of unstable soils.

#### **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.**

The entire site will be graded for the construction of the building, parking and maneuvering areas, loading bays, and sidewalks. Estimated grading quantities are 3,400 CY of cut and 1,700 CY of fill. Fill areas will utilize on-site materials. Any imported fill material will be procured from an approved off-site source, if necessary. Should material need to be hauled off site, it will be taken to an approved location.

#### **f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Yes, erosion is possible during construction in the form of silt transfer and dust blowoff. Stormwater and Erosion Control Plans will be prepared and implemented by the Applicant for site improvements, which will meet or exceed the requirements imposed by the Clark County Code (CCC) and the Washington State Department of Ecology (ECY).

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

Upon completion of the site plan work, there will be ±102,332 square feet of impervious surface over the entire site, representing ±87.6 percent of the project site.

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

Stormwater and Erosion Control Plans will be prepared and implemented in accordance with Clark County code standards for improvements.

## 2. Air

**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.**

During construction, exhaust emissions will be generated from construction equipment. Employees, visitors, delivery trucks, solid waste, and recycling vehicles will generate particulate emissions in the long term. The quantities of those emissions are unknown.

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

Off-site sources of emissions or odor near the project sites are exhaust emissions from vehicles traveling along the adjacent street, but these are not anticipated to impact this project.

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

If necessary, water will be utilized for dust control as needed during the construction of on-site improvements. Emission control measures for vehicles and equipment are regulated under the ECY, and the U.S. Environmental Protection Agency (EPA). It is anticipated that all vehicles and equipment will be in compliance with these regulations.

## 3. Water

**a. Surface Water:**

**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.**

According to Clark County GIS, there are no surface waters mapped on the subject site.

**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, there are no surface waters within 200 feet of the project site.

**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.**

Not applicable, as there are no waters on or near the project site.

**4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

No surface water withdrawals or diversions are required with this project.



**5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No, the project site does not lie within a 100-year floodplain.

**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, this project does not involve any discharge of waste materials to surface waters.

**b. Ground Water:**

**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 a general description, purpose, and approximate quantities if known.**

No, this project does not involve the withdrawal of groundwater for any purpose.

**2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

This project does not propose to discharge any waste into the ground from septic tanks or other sources.

**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 will be produced from the building, sidewalk, and parking lot. That runoff will contain materials washed from those surfaces. Stormwater will be collected and conveyed to the stormwater chambers for treatment and detention on-site before being released at rates approved by Clark County.

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

No, waste materials are proposed to enter ground or surface waters as part of this application. Fuels, such as diesel or gasoline, could potentially spill on the site during the construction. Waste materials could enter ground or surface waters without adequate erosion control or stormwater mitigation. However, the proposed stormwater treatment and erosion control measures will minimize the potential for waste materials to be conveyed to ground or surface waters. No waste materials are proposed or anticipated to enter ground or surface waters as part of this project.

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

The project will not alter or affect the drainage patterns in the vicinity of the site.

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

This proposal will meet and exceed the Clark County and Washington State Department of Ecology's erosion control standards. The stormwater generated by the proposed impervious surfaces will be collected, treated, and discharged at rates allowed per CCC Section 40.386. Any spills will be immediately responded to, and appropriate remediation measures will be taken.

**4. Plants**

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



- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- 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?**

All existing vegetation on-site will be removed, except for the undisturbed portions of the site.

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

According to the Washington State Department of Natural Resources Online Data Explorer, there are no known threatened or endangered plant species on the project site.

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

Landscape meeting the requirements of CCC 40.320.010 will be installed for screening of the development and parking.

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

Himalayan Blackberry.

## 5. Animals

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other: Mice, rabbits
- Fish: bass, salmon, trout, herring, shellfish, other:

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

According to the Washington State Department of Fish and Wildlife PHS, there are no mapped threatened or endangered species known to be on or near the site.

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

Yes, the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

Buffer landscaping, parking lot landscaping, and groundcover landscaping will be installed with this project. All of which will provide some habitat for animals.

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

No invasive animal species are known to be on or near the site.

## 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.**

Electricity will be used to power the proposed lighting and electric vehicle (EV) charging stations. Additionally, electricity will be used to heat and cool the proposed building, meeting the energy needs of the development. The building will also include solar panels on the roof.

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

No, it is not anticipated that the project will affect the potential use of solar energy by adjacent properties.

**c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

All construction on-site will be designed to comply with the Washington State energy code and the adopted version of the International Building Code and Clark County Building Code as applicable to this project.

## 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 because of this proposal? If so, describe.**

Heavy equipment and a variety of materials will be utilized to construct the project. Environmental hazards are limited to the standard risk associated with construction and use of a light industrial building.

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

There is no known contamination on the site from present or past uses.

**a. 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.**

The Applicant is unaware of any existing hazardous chemicals/conditions that might affect the project.

**b. 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.**

Typical construction materials such as gas, diesel, oil, etc., will be used or possibly stored on the site during the project's construction.

**c. Describe special emergency services that might be required.**

No special emergency services are anticipated with this project. The project site is within Clark County's jurisdiction and is served by fire, police, and EMS providers.

**d. Proposed measures to reduce or control environmental health hazards, if any.**

All contractors will be expected to comply with all applicable local, state, and federal regulations relating to the construction and operations of the project. All construction is anticipated to be inspected according to industry requirements and standards.

**b. Noise**

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

There is existing traffic noise from the local roads, as well as noise from the surrounding existing industrial developments in the area. It is not anticipated that these noises will affect 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)?**

Construction on the site will create short-term construction noise. Construction activities will not occur after 8 p.m. or before 7 a.m. Visitors, employees, mail delivery, delivery trucks, and solid waste and recycling vehicles will create some noise in the long term. Other long-term noise will include noise associated with general light industrial business operations.

**3. Proposed measures to reduce or control noise impacts, if any.**

Construction of the project site will take place during normal construction hours as allowed by CCC. Operational noise levels will meet CCC.

**8. Land and Shoreline Use**

**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 current use of the project site is vacant. The surrounding properties are used for industrial. It is not anticipated that the proposed project will affect the current land uses of the adjacent properties.

**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 because 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?**

According to historic aerial imagery, the site was part of a larger farm that was being plowed.. Since 2017, the overall Nielsen Industrial project roads and basic infrastructure has been constructed. The land is currently vacant and not used for any agricultural purposes.

**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, the project will not affect or be affected by surrounding working farms or forest land normal business operations.

**c. Describe any structures on the site.**

There are no existing structures on the site.

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

Not applicable; there are no existing structures on the site.

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

Light Industrial (IL)

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

Industrial (I)

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

Not applicable; the project site is not in a shoreline master program designation.

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

Yes, according to Clark County GIS, the site lays with a Category 2 Critical Aquifer Recharge Area.

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

The number of employees is unknown at this time.

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

Not applicable; there are no existing residential units on-site.

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

Not applicable; there are no existing residential units on-site.

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

The project will meet the applicable Washington State and Clark County Codes. Additionally, the project will go through the County application review process.

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

Proposed measures include approval through the Clark County Type II Site Plan and Engineering review processes.

## 9. Housing

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

Not applicable; this project does not include dwelling units.

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

Not applicable; there are no existing structures on the site.

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

No measures are proposed. The site is currently zoned IL and is undeveloped.

## 10. Aesthetics

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

A ±30 foot-tall, light industrial building, is proposed. The Applicant is proposing to use metal wall panels for the exterior building material. The building height and materials will comply with the County Code and will be approved through the building permit process.

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

Views of the site from the surrounding properties will change with the new building being constructed and with the required screening that will be installed.

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

Landscape screening will be installed in accordance with CCC 40.320.010.

## 11. Light and Glare

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

Typical lighting for light industrial uses, including vehicle headlights and building lighting will light the area in the nighttime hours.

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

The installation of illuminated materials for the project will be done in such a way as to minimize dispersion off site and do not constitute a safety hazard.

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

There are no known existing off-site sources of light or glare that will affect the project.

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

Lighting for the project will be developed to meet the County's lighting standards for glare reduction, light levels, and fixture types, and be approved as part of the site plan review process.

## 12. Recreation

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

No recreational opportunities exist in the immediate vicinity.

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

No existing recreational uses are being displaced with this project.

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

No impacts are proposed, therefore, no measures no proposed.

## 13. Historic and Cultural Preservation

**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.**

There are no buildings, structures or sites located on or near the site that are known to be over 45 years old. The overall Nielsen Industrial Subdivision project (PLD-2017-00066) previously removed several buildings that were over 45 years old.

**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.**

There are no known landmarks, features, or other evidence or Indian or historic use or occupation on or near the site. No archaeological materials were found during site's archaeological investigation, according to the Archaeological Predetermination.

The study conducted was the Clark County Archaeological Predetermination Report for the Nielsen Light Industrial Project Area, Vancouver, WA ASCC Report No. 17495, by Archaeological Services, LLC, and dated April 4<sup>th</sup>, 2017.

- 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.**

An Archaeological Predetermination study was conducted, which was reviewed by the Department of Archaeology and Historic Prevention (DAHP) per a DAHP letter dated January 18, 2018.

- 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.**

The project will comply with DAHP requirements, in the event that archaeological materials, Indian cairns, or human remains are encountered during the development of the properties, all construction activities must stop in the vicinity of the finds. The Applicant shall then immediately notify the planning official and the Washington State DAHP. Procedures outlined under Washington Administrative Code (WAC) 24-48-020 will be followed and work will not resume until mitigation measures have been agreed upon.

## 14. Transportation

- 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 113<sup>th</sup> Avenue, NE 126<sup>th</sup> Street and NE 128<sup>th</sup> Street, which connects to NE 117<sup>th</sup> Avenue to the east. The Applicant proposes to construct driveways on NE 126<sup>th</sup> Street and NE 128<sup>th</sup> 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 nearest transit stop is about ±0.5 miles south of the site near the intersection of NE 116<sup>th</sup> Street and NE 117<sup>th</sup> Avenue.

- c. **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).**

The project will include frontage improvements to NE 113<sup>th</sup> Avenue, NE 126<sup>th</sup> Street, and NE 128<sup>th</sup> Street. The improvements include of a 4.5-foot clear strip and a 6-foot sidewalk.

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

The project does not include the use of or occur in the immediate vicinity of water, rail, or air transportation.

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

The project proposes to construct a ±34,269-square-foot light industrial building. According to the Transportation Impact Study (TIS) was completed by Lancaster Mobley on August 23, 2024. The proposed light industrial building will generate 166 daily trips with 25 trips in the a.m. and 22 trips in the p.m.

- f. **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, it is not anticipated that the project will interfere with, affect, or be affected by the movement of agriculture and forest products on roads or streets in the area.

**g. Proposed measures to reduce or control transportation impacts, if any.**

The Applicant will pay traffic impact fees at the time of building permit issuance.

## 15. Public Services

**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, this project will add a ±34,269-square-foot light industrial building, incrementally increasing the need for public services.

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

The project will pay system development charges, property taxes, and other municipally imposed taxes and fees.

## 16. Utilities

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

**b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

The necessary utilities are located either in the adjacent right-of-way (NE 113<sup>th</sup> Avenue and NE 126<sup>th</sup> Street) or are stubbed into the property. No significant off-site work to access any utilities is expected.

Water Service: Clark Public Utilities

Sanitary Sewer: Clark Regional Wastewater District

Electricity: Clark Public Utilities

Refuse Service: Waste Connections

Internet/Telephone: Comcast, Lumen

## 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.

 Recoverable Signature

X Seth Halling

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Signed by: ec43dfd0-e91d-4fa0-b1fb-323e4de99abf

**Type name of signee: Seth Halling**

**Position and agency/organization: Project Manager / AKS Engineering & Forestry**

**Date submitted: 8/27/2024**