

## **SEPA ENVIRONMENTAL CHECKLIST**

### ***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:*** [\[help\]](#)

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** [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

**Majestic Industrial Center**

2. Name of applicant: [\[help\]](#)

**Crown Development Group, LLC**

3. Address and phone number of applicant and contact person: [\[help\]](#)

**Applicant:**

**Crown Development Group, LLC  
PO Box 280  
Battle Ground, WA 98604  
Ron King  
rking@3kingsinc.com  
360-666-5464**

**Contact:**

**AKS Engineering & Forestry, LLC.  
9600 NE 126<sup>th</sup> Ave, Suite 2520  
Vancouver, WA 98682  
Blair Carlson  
carlsonb@aks-eng.com  
360-882-0419**

4. Date checklist prepared: [\[help\]](#)

**9/1/17**

5. Agency requesting checklist: [\[help\]](#)

**Clark County**

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

**The applicant intends to commence initial mass grading in the fall of 2017. This application proposes the project to be constructed in six phases, with the sixth phase being constructed within eight years of approval.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

**No**

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

**A geotechnical investigation and report, Level 2 Site Evaluation, wetland critical area report, and Archaeological Predetermination.**

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. [\[help\]](#)

**No.**

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

**SEPA Determination, Site Plan Approval, grading permit approval, archaeological predetermination acceptance, and CARA**

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 subject site has a gross area of 14.7 acres. The project proposes to contain seven light industrial use buildings at full buildout with a maximum area of 100,000 square feet.**



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. [\[help\]](#)

Address: N/A

Abbreviated Legal: NW 1/4, Sec 23, T3N, R1E, WM.

Clark County parcel ID#'s: 185665-000 & 185751-000

## B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

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

a. General description of the site: [\[help\]](#)

(circle one): Flat rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

**Slopes range up to 30%, with the site's steepest slopes in the southwestern portion of the site. The majority of the site has slopes of less than 15%.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

**According to the USDA NRCS web soil survey, soils on site consist of Hillsboro silt Loam ((0 to 30 percent slopes) (HoB-80%, HoE 20%).**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

**No surface indications or history of unstable soils on site or in immediate vicinity.**

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. [\[help\]](#)

**The applicant proposes to remove vegetation to perform on-site grading necessary to construct the proposed development. Estimated on-site quantities: Cut 15,000 CY, Fill 15,000 CY. Fill areas will utilize on-site materials and import materials from approved off-site sources.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Yes, erosion is possible during work, mainly in the form of silt transfer and dust blowoff. Erosion potential will be minimized by utilizing best management practice for erosion control.**

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

**Project construction will create impervious surfaces estimated to comprise 65% of the site (approximately 9 acres).**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

**Applicant proposes to utilize best management practices to minimize soil erosion.**

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

**During site development and building construction there will be exhaust emission from construction equipment. Once construction is completed, air emissions will be limited to automobile exhaust from vehicles entering and leaving the site.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

**None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

**Applicant will comply with applicable code and best management practices.**

## **3. Water** [\[help\]](#)

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. [\[help\]](#)

**A tributary of Whipple Creek runs through the southwest corner of the 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. [\[help\]](#)

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

**N/A**

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

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

No

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 general description, purpose, and approximate quantities if known. [\[help\]](#)

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. [\[help\]](#)

N/A

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. [\[help\]](#)

**Stormwater generated by impervious surfaces will be collected, treated, and infiltrated or dispersed on site.**

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)  
**No waste materials are proposed to enter ground or surface waters as part of this application.**

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

**On-site stormwater was previously infiltrated and dispersed within the vegetation on site and the proposed stormwater generated will be collected, treated (as applicable), and infiltrated at rates allowed per Clark County Code 40.386 or dispersed.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

**Stormwater generated by impervious surfaces will be collected, treated, and infiltrated (as applicable) at rates allowed per Clark County Code 40.386 or dispersed.**

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

a. Check the types of vegetation found on the site: [\[help\]](#)

☒ 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? [\[help\]](#)

**Proposed site development will require clearing and grading of approximately 9.3 acres; predominantly grass. Native vegetation will be retained where feasible.**

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

**None known**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

**This application proposes 35% landscaping and native vegetation retention.**

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

**Himalayan Blackberry.**

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

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

**Hawk, songbirds, rodents, rabbits, observed.**

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

**None known**

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

**Yes, Pacific Flyway.**

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

**The project will be installing landscaping, including trees and shrubs on site. Additionally, approximately 25% of the native vegetation (south and southwest) will be preserved.**

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

**None known.**

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

**Electricity and natural gas will be available for the energy needs of facility.**

- b. Would your project affect the potential use of solar energy by adjacent properties?  
If so, generally describe. [\[help\]](#)

**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: [\[help\]](#)

**None. Future energy conservation features may be installed with the office or storage buildings through the building permit process.**

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

**Environmental hazards are limited to standard risks associated with construction and occupancy of offices.**

- 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. [\[help\]](#)

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

**Typical construction materials such as: gas, diesel, oil, etc.**

- 4) Describe special emergency services that might be required. [\[help\]](#)

**No special emergency service needs are anticipated.**

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

**As no impacts are anticipated, no such measures are proposed. The applicant will comply with applicable code and best management practices.**

- b. Noise [\[help\]](#)

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

**None known.**

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. [\[help\]](#)

**Short term- construction equipment during daylight hours. Long term- typical vehicular noise.**

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

**Require all construction equipment to have muffled exhaust. Restrict construction to hours allowed by Clark County (7am – 10pm).**

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

**The site is currently used for residential purposes. Adjacent uses are residential with a concrete products production facility to the west. The proposed project is not anticipated to affect adjacent land uses.**

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? [\[help\]](#)

**No, the site is not currently in a farmland or forest land tax status.**

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: [\[help\]](#)

**No.**

c. Describe any structures on the site. [\[help\]](#)

**Two single-family residences and several outbuildings currently exist on the site.**

d. Will any structures be demolished? If so, what? [\[help\]](#)

**Yes. Both single-family residences and all outbuildings will be demolished.**

e. What is the current zoning classification of the site? [\[help\]](#)

**IL**

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

**I**

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

**N/A**



h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**Yes. A Category II wetland, a Type-F stream associated with Whipple Creek, and 2 Oregon white oaks are present on-site.**

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)  
**Although final uses are unknown, it is estimated that approximately 40 people will work in the completed facilities.**

j. Approximately how many people would the completed project displace? [\[help\]](#)  
**Zero**

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)  
**More employment opportunities are being created than removed with this project.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)  
**Proposed measures include approval through the Clark County Site Plan Review process. The proposed development meets the required dimensions, areas, and use requirements of the IL zone.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)  
**Proposed measures include approval through the Clark County Site Plan Review process.**

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

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
**N/A**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)  
**Two single-family, middle income residences will be eliminated. The residences are currently vacant.**

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)  
**These residences were currently vacant; therefore, removal presents no impacts.**

**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? [\[help\]](#)  
**The future structures are anticipated to be less than 100 feet in height and will be reviewed through the building permit process. Heights will be less than is allowed per Clark County Table 40.230.085-2. The future buildings have not been designed with this application. Therefore, the future building materials are unknown at this time and will be approved through Clark County's building permit and site plan review processes.**

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

**No known views will be obstructed.**

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

**No additional measures outside of Clark County Municipal Code. As required by the site plan requirements, landscape buffering will screen the project from abutting right-of-way to the west.**

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

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

**No impacts are anticipated in excess of normal light industrial facility lighting and glare. Impacts will occur at night and will be minimized by down-ward facing lights, landscape, and native vegetation buffers.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

**No, all lighting will be required to comply with Clark County Municipal Code.**

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

**None known.**

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

**No additional measures outside of Clark County Municipal Code.**

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

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

**Whispering Firs is located approximately 0.40 miles southeast of the subject site. Clark County Fairgrounds is located approximately 0.75 miles north of the site.**

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

**No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

**This application is not required, nor does it propose any recreational areas.**

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

**Yes. Three historical buildings are located on the site; a Dutch gambrel barn, a milking shed, and an automobile garage. They have been recorded as an ensemble on a historical property inventory form and uploaded to the Washington State DAHP website.**



- 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. [\[help\]](#)

**A predetermination survey was conducted on the subject site in 2016 and was submitted to DAHP for review. No artifacts were discovered by the applicant's archaeologist. Refer to the DAHP correspondence that accompanies this application for additional information.**

- 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 applicant will follow the recommendations of the predetermination report and DAHP.**

- 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. [\[help\]](#)

**The applicant will follow the recommendations of the predetermination report and DAHP.**

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

**The development is bordered by NE 10<sup>th</sup> Avenue to the west. This application proposes to provide access to the development via a proposed private driveway from NE 10<sup>th</sup> Avenue.**

- 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? [\[help\]](#)

**There is a C-Tran bus Park and Ride approximately 0.75 miles to the south of the site.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

**The project proposes at least the minimum of 1 parking space per 500 square feet of building, Clark County Table 40.340.010-4. No parking spaces will be removed with this development.**

- 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). [\[help\]](#)

**Yes, this application proposes to construct public frontage improvements to NE 10<sup>th</sup> Avenue.**

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

**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? [\[help\]](#)

According to trip generation rates from the ITE Trip Generation Manual (9<sup>th</sup> Edition, 2012) it has been determined that the proposed development is expected to generate an additional 1,250 trips per day, 140 am peak hour and 126 pm peak trips. Of the trips generated, 5-percent is expected to consist of commercial and nonpassenger vehicles. It should be noted that this is only an approximation based on the assumed future build out of the project. Final traffic volumes will be addressed per Clark County Code as part of the Land Use Approval process.

- 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. [\[help\]](#)  
**None are anticipated.**

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)  
**Traffic impact fees will be paid with the building process.**

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. [\[help\]](#)

**Yes: The addition of the proposed uses will cause an incremental increase in the need for all public services.**

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)  
**The appropriate impact fees will be paid.**

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

- a. Circle utilities currently available at the site:

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

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

**Electrical: Clark Public Utilities**

**Refuse: Waste Connections**

**Telephone: Century Link**

**Sanitary Sewer: Clark Regional Wastewater District**

**Public Water: Clark Public Utilities**

**Natural Gas: NW Natural**



### C. Signature [\[help\]](#)

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

Signature: 

Name of signee Daniel Lang

Position and Agency/Organization EI / AKS Engineering

Date Submitted: 9/5/17