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LEGAL INVOICE

BILLING PERIOD	ADVERTISER/CLIENT NAME
10/07/15 - 10/08/15	CLARK CTY COMMUNITY PLANNING-L

TOTAL AMOUNT DUE	INVOICE NUMBER	TERMS OF PAYMENT
357 17	3100379	Net 30 days

PAGE #	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
1	10/08/15	70914	

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10/07	3349976 10/07	NOTICE OF INTENT TO DESIGNATE A RURAL IN NOI RURAL INDUSTRIAL	1x0L	1		67.32
10/07	3350084 10/07	DETERMINATION OF SIG NIFICANCE AND ADOPTI DETERM SIGNI AND ADO	1x0L	1		289.85
Thank You for using The Columbian				PLEASE PAY THIS AMOUNT		357.17

88068

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CLARK COUNTY
OCT 13 2015
COMMUNITY DEVELOPMENT
ADMINISTRATION

INVOICE COMPLETE/READY TO PAY
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Olivia Ojeda
Authorized Signature

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3100379	10/07/15 - 10/08/15	70914		CLARK CTY COMMUNITY

Affidavit of Publication

STATE OF WASHINGTON)
) ss.
County of Clark)

Columbian

ACCOUNTS PAYABLE
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VANCOUVER WA 98666-9810

REFERENCE: 70914 NOI RURAL INDUSTRIAL
3349976 NOTICE OF INTENT TO

I, the undersigned say,

That I am over the age of eighteen and not interested in the above entitled matter, that I am now, and at all time embraced in the publication herein mentioned, was, the principal clerk of the printer of The Columbian, a daily newspaper printed, published and circulated in the said county and adjudged a newspaper of general circulation by the Superior Court of the County of Clark, State of Washington, under Proceeding No. 802006715, that the advertisement, of which the annexed is a true printed copy, was published in the above-named newspaper on the following dates, to wit.

PUBLISHED ON 10/07

TOTAL COST: 67 32
FILED ON 10/08/15

I Certify (or declare) under penalty of perjury that the foregoing is true and correct

Signature Sandra Burkett

NOTICE OF INTENT TO DESIGNATE A RURAL INDUSTRIAL LAND BANK

Clark County hereby provides notice of its intent to designate an industrial land bank in one or more rural areas. The purpose of the industrial land bank is to allow major industrial development on large properties that are master planned to accommodate industrial and manufacturing businesses outside of urban growth areas. Clark County received an application to establish the industrial land bank on two properties that front SR-503 north of the Vancouver urban growth area: the Ackerland property, 223.72 acres west of 117th Avenue, and the Lagler property, 378.71 acres east of 117th Avenue. Both of these properties are currently designated for agriculture.

See http://www.clark.wa.gov/planning/landbank/ for additional information including available reports and analysis and the scheduling of public meetings and hearings.

Contact
Oliver Orjiako, Director
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Vancouver, Washington 98668-9810
(360) 397-2280 x4112
oliver.orjiako@clark.wa.gov

Approved as to Form only
ANTHONY F. GOLIK
Prosecuting Attorney
By Christine Cook
Sr. Deputy Prosecuting Attorney
Oct. 7 545655

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CLARK COUNTY
OCT 13 2015
COMMUNITY DEVELOPMENT
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88068
611 50%
612 50%

#86817 Determination of Signif RILB

DETERMINATION OF SIGNIFICANCE AND ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Description of current proposal

Clark County is considering the establishment of a rural industrial land bank (RILB) as provided in the Growth Management Act (GMA, RCW 36 70A 367). Clark County received an application to establish the RILB on two properties that front SR-503 north of the Vancouver urban growth area (UGA). Ackerland property west of 117th Avenue, 223 72 acres, and Lagler property east of 117th Avenue, 378 71 acres.

Designation of the RILB would allow large properties in rural areas to accommodate light industrial and manufacturing businesses, and limited commercial uses. Future development would need to be master planned and demonstrate consistency with the Clark County Comprehensive Plan, the Light Industrial Zone, and development standards requiring a perimeter landscaped buffer, water quality and air quality standards, critical areas regulations, stormwater standards, and adequate roadway, water, sewer, power and other infrastructure.

The Clark County Comprehensive Plan identifies the subject areas as agricultural lands of long-term commercial significance. Portions of the properties are identified as Railroad Industrial Reserve or Industrial Reserve. As part of designating the RILB, the properties would be de-designated from agricultural lands of long-term commercial significance, designated as a RILB, and rezoned as Light Industrial (IL).

Based on the requirements of GMA, alternative locations for the RILB have been considered. An inventory identified five sites, one site in the Vancouver Urban Growth Area (UGA) and four non-UGA sites including the docket site for analysis as alternative sites.

- Site 1 is the subject docket site, north of the Vancouver UGA straddling SR 503.
- Site 2 is adjacent to and north of the Ridgefield UGA along I-5.
- Site 3 lies between the Vancouver and Ridgefield UGAs along I-5 at SR 502.
- Site 4 is adjacent eastward of the Vancouver city limits.
- Site 5 consists of the Section 30 subarea plan site in eastern Vancouver city limits.

All sites were considered for industrial or employment center purposes in the Clark County 2007 Comprehensive Plan Environmental Impact Statement (EIS). The City of Vancouver led a subarea plan for Section 30 and development agreements were prepared in 2009. Environmental review was conducted with the subarea plan and also has occurred as developments have been proposed.

Proponent

Clark County.

Location of current proposal

The docket site is north of the Vancouver UGA along SR 503. Primary addresses are 13207 NE 117th Ave, Vancouver, 98662 (east), and 10901 NE 149th St, Brush Prairie, 98606 (west).

Title of document being adopted

Clark County Comprehensive Growth Management Plan Final Environmental Impact Statement 2007.

Agency that prepared document being adopted

Clark County.

Date adopted document was prepared

May 4, 2007.

Description of document (or portion) being adopted

The Final EIS is being adopted.

If the document being adopted has been challenged (WAC 197-11-630), please describe

Not applicable.

The document is available, as follows:

On-line at http://www.clark.wa.gov/planning/comp-plan/eis.html

Clark County Community Planning
1300 Franklin Street, Floor 3
Vancouver, Washington
98668-9810

The lead agency has determined this proposal is likely to have a significant adverse impact on the environment. To meet the requirements of RCW 43.21C.030(2)(c), the lead agency is adopting the document described above. Under WAC 197-11-630, there will be no scoping process for this project.

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal, and will accompany the proposal to the decision maker.

Environmental review

An addendum to the 2007 EIS in the form of a programmatic environmental review has been prepared regarding the RILB. This document includes a review of environmental factors for the application site and contains mitigating measures as required in the form of a master plan concept and proposed development regulations. The addendum is available at http://www.clark.wa.gov/planning/landbank/

Comments

Comments on the addendum will be taken for 14 days after the date of issuance of this notice (October 21, 2015). Comments may be sent as follows:

Post a comment online: Engage Clark County.

Send us an email at commplanning@clark.wa.gov.

Mail your comments:

Clark County Community Planning
Attn: Rural Industrial Land Bank
P.O. Box 9810, Vancouver, WA 98666-9810

Appeals

SEPA appeals shall be filed in writing with the Board of County Councilors within fourteen (14) calendar days of the close of the comment period (November 4, 2015). Any SEPA appeal shall be decided by the Board in conjunction with its decision on the underlying recommendation.

Name of agency adopting document

Clark County.

Responsible official
Oliver Orjiako
Director, SEPA
Responsible Official
Clark County
Community Planning
1300 Franklin Street
Floor 3
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By Oliver Orjiako
Community Planning Director
Oct7