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COMMUNITY DEVELOPMENT
ADMINISTRATION

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The Reflector

AFFIDAVIT OF PUBLICATION

STATE OF WASHINGTON
COUNTY OF CLARK

Karen Sangalli, being first duly sworn on oath, deposes and says that she is editor of THE REFLECTOR, a weekly newspaper That said newspaper is a legal newspaper by order of the Superior Court of Clark County and is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language, continually as a weekly newspaper in Battle Ground, Clark County, Washington, and is now and during all of said time was printed in an office maintained at the aforesaid place of publication of said newspaper That the annexed is a true copy of **Legal Ad# 86818**

Notice of Intent Rural Industrial Lank Bank

as it was published in regular issues (and not in supplement form) of said newspaper on

10/07/2015

and that such newspaper was regularly distributed to its subscribers and area residents during all of said period

Karen Sangalli

Karen Sangalli

Subscribed and sworn to before me

10/07/15

Kathryn J Duff

Notary public in and for the State of Washington Residing at Battle Ground, Washington

KATHRYN J DUFF
COMMISSION EXPIRES
NOTARY
PUBLIC
JUNE 28, 2019
STATE OF WASHINGTON

#86818 Not. of Intent

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 agiculture

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
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Approved as to Form only
ANTHONY F GOLIK
Prosecuting Attorney
By CHRISTINE COOK
Sr Deputy
Prosecuting Attorney
Oct7

#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 Praine, 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

Vancouver, Washington 98668-9810

By Oliver Orjiako

Community Planning Director

Oct 7

The Reflector

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OCT 13 2015
COMMUNITY DEVELOPMENT
ADMINISTRATION
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