

# WAC 197-11-960: SEPA ENVIRONMENTAL CHECKLIST

## TEXT CHANGE REQUEST

### *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.

### A. BACKGROUND

- 1. Name of proposed project, if applicable:** Amendments to VMC Title 20, Land Use and Development Code, Affecting Warehouse and Freight Movement Use
- 2. Name and contact information of applicants:** Chad Eiken, AICP, Director, Community Development Department, [chad.eiken@cityofvancouver.us](mailto:chad.eiken@cityofvancouver.us)
- 3. Date checklist prepared:** September 14, 2023
- 4. Agency requesting checklist:** City of Vancouver, WA
- 5. Proposed timing or schedule (including phasing, if applicable):** A public hearing on this item is scheduled before the City of Vancouver Planning Commission on Tuesday, October 10, 2023, at 6:30 p.m and tentatively with the Vancouver City Council on November 13, 2023. The hearings are hybrid, with in-person and virtual opportunities for testimony and participation. Information about upcoming Planning Commission hearings may be accessed [here](#).
- 6. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** None known at this time
- 7. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** None beyond this checklist.
- 8. 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.
- 9. List any government approvals or permits that will be needed for your proposal, if known.** None are known.
- 10. 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.)**

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Text Changes to the Vancouver Land Use and Development Code, VMC Title 20, are proposed as indicated:

## 1. Amend Use Table VMC 20.440.030-1, Industrial Zoning Districts Use Table

**Current Situation:** Warehouse/Freight Movement Use is allowed as a limited use in the Light Industrial (IL) District subject to no outdoor storage, and as a permitted use in the Heavy Industrial (IH) District with no limitations. Such use is prohibited in all other zoning districts.

**Proposed Change:** Make Warehouse/Freight Movement Use 250,000 square feet or larger in a single building prohibited in the IL District (smaller facilities continue as a limited use) and allow warehouses 250,000 square feet or larger as a limited use in the IH District, subject to certain requirements (smaller warehouse facilities continue as a permitted use).

**Intended Outcome:** Large warehouses would effectively be allowed in the Port of Vancouver or Columbia Business Center where they are more compatible with surrounding uses (and away from residential districts), and would be subject to certain additional development requirements.

**Proposed Language** (deletions shown as strike-through, and new text shown in underline):

USE	OCI	IL	IH	ECX
Warehouse/Freight Movement	X	<u>L</u> / <del>X</del> <sup>12</sup>	<u>P</u> / <del>L</del> <sup>38</sup>	X

<sup>12</sup> Warehouse/Freight Movement buildings up to 250,000 square feet of gross floor area on the ground floor of the building ~~Permitted~~ allowed as a limited use, provided all activities, except outdoor storage of materials are wholly contained within building(s); buildings larger than 250,000 square feet of gross floor area on the ground floor of the building are prohibited.

<sup>38</sup> Warehouse/Freight Movement uses larger than 250,000 square feet of gross floor area on the ground floor of the building allowed as a limited use, subject to miscellaneous special use standards of VMC 20.895.120.

## 2. Amend the IH, Heavy Industrial Dimensional Standards at VMC 20.440.040-1 to lower the maximum lot coverage for warehouses to 75%.

**Current Situation:** The lot coverage standard determines how much area of a property can be occupied by a structure, and is shown as a percentage. The current standard in the IH, Heavy Industrial District is 100%, which means that 100% of the property can be developed for a building, which does not

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leave any room on-site for parking, loading, or tree planting.

Proposed Change: Reduce the maximum lot coverage standard from 100% to 75% for all warehouse/freight movement uses.

Intended Outcome: Allow for on-site space to plant trees to reduce climate impacts from very large warehouse buildings.

Proposed Language:

STANDARD	OCI	IL	IH
Maximum Lot Coverage	100%	75%	100% <u>/75%<sup>7</sup></u>

<sup>7</sup> Warehouse/Freight Distribution uses in buildings over 250,000 square feet of gross floor area on the ground floor shall have a maximum lot coverage of 75%

3. Amend Miscellaneous Special Use Standards VMC 20.895 to add a new section regarding Large Warehouse special standards, as VMC 20.895.120.

Current Situation: There are currently no special use or development standards or large warehouses, which generate significantly more freight movement both day and night, and have potential to contribute to adverse environmental and climate outcomes through fossil fuel consumption for power, heat absorption by building materials, and impervious surfaces. Minimum required parking spaces are calculated at 1 space per 2,000 square feet of building area. The maximum lot coverage (percent of a parcel that is occupied by a building) in the IH district is 100%.

Proposed Change: Warehouses larger than 250,000 square feet would be allowed in the IH, Heavy Industrial District subject to special development standards that prohibit truck traffic along Fruit Valley Road, reduce the minimum parking requirement, reduce the maximum lot coverage, and require certain climate action measures such as: solar-ready roofs (weight load capacity and electrical), EV and truck dock charging outlets, white-colored roofs to reduce heat storage, skylights or clerestory windows to allow natural light, prohibit truck idling, architectural features (such as windows, darker colors, articulation of façade, etc.) or treed buffer if adjacent to public streets to reduce visual impacts.

Intended Outcome: Reduce impacts from large truck traffic to priority equity areas, reduce visual impacts along public streets, and improve environmental and climate action outcomes.

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Proposed Language:

### **20.895.120 Warehouses Larger than 250,000 Square Feet (NEW)**

- A. Defined. The standards in this section apply to warehouse/freight movement buildings larger than 250,000 square feet of gross floor area on the ground floor.
  - B. Traffic. Tractor trailers delivering goods to or from warehouses covered by this section shall not travel on Fruit Valley Road.
  - C. Visual impact reduction. Warehouses covered by this section located adjacent to a public street or highway shall provide a combination of:
    - 1. Architectural elements such as windows, articulation of the façade, and/or moderately-dark color (e.g. not white or light-colored) walls, and
    - 2. A 25-foot deep landscaped buffer between the building and street or highway consisting of evergreen trees that will reach at least 35 feet in height at maturity.
  - D. Climate action measures.
    - 1. An area of the project site equivalent to 20% of the building footprint area shall be planted with trees at a density of at least thirty trees per acre. Evergreen trees shall be least 4 feet tall at the time of planting and deciduous trees shall be at least 1.5" caliper at 4 feet at the time of planting. Trees may be planted at an off-site location as approved by the City Forester.
    - 2. Building roofs shall be designed and constructed to handle the structural load of solar panels and equipment, and electrical panels and conduit shall be installed to facilitate rooftop solar panels in the future.
    - 3. Skylights and/or clerestory windows shall be provided to facilitate natural light.
    - 4. Roofs shall be white or light colored to reduce heat retention.
    - 5. Truck engine idling is prohibited while parked or loading/unloading.
    - 6. All loading docks shall be outfitted with outlets for charging electric-powered trucks.
    - 7. Electric Vehicle Charging. EV charging stations shall be provided at a minimum of 20% of parking spaces.
4. **Amend Table 20.945.070-2 Minimum Off-Street Vehicle Parking Requirements to lower the parking requirement for all warehouse uses.**

Current Situation: Warehouses must provide a minimum of one parking space for every 2,000 square feet of building area, typically for employees as opposed to customers. While this rate has not caused any major problems, larger facilities which are increasingly more automated may not need as much parking for employees, so the minimum requirement may inadvertently be resulting in more impervious surface and spaces that will not be used.

Proposed Change: Require that parking spaces be provided for warehouses at a minimum

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rate of 1.0 space per 5,000 square feet.

Intended Outcome: Reduce the minimum amount of parking and impervious surface that is needed to serve warehouse uses. Warehouse developers would be able to provide more parking if they choose to, but city regulations would not be the reason that more parking spaces are provided than are needed. As an example, a 250,000 square foot building would be required to provide only 50 spaces, as opposed to 125 spaces under current regulations. Reducing the amount of paved surfaces improves storm water and climate outcomes (less heat retention) and creates more space for tree plantings.

Proposed Language:

Table 20.945.070-2 Minimum Off-Street Parking Requirements

Use	Minimum
Warehouse/Freight Movement	1.0/ <del>2,000</del> 5,000

The Vancouver Planning Commission held workshops on July 25, 2023 and September 12, 2023 addressing text changes. City Council held a workshop on potential code changes on August 14, 2023 and a second workshop is scheduled for October 2, 2023.

**11. 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.**

Text changes to VMC Title 20 will apply citywide, but more specifically to properties and uses in the IL, Light Industrial District and IH, Heavy Industrial District.

### B. ENVIRONMENTAL ELEMENTS

**1. EARTH:** Not Applicable to Non-Project Actions: See Section D

**a. General description of the site**

**(circle one):** Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_ Does Not Apply

**b. What is the steepest slope on the site (approximate percent slope)?** Does Not Apply

**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

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**agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. Does Not Apply**

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Does Not Apply**
- 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. Does Not Apply**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Does Not Apply**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Does Not Apply**
- h. Proposed measures to reduce orth, if any: Does Not Apply**

**2. AIR: Not Applicable to Non-Project Actions: See Section D**

- 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. Does Not Apply**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Does Not Apply**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Does Not Apply**

**3. WATER: Not Applicable to Non-Project Actions: See Section D**

**a. Surface Water: Not Applicable to Non-Project Actions: See Section D**

- 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. Does Not Apply**
- 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. Does Not Apply**
- 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. Does Not Apply**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. Does Not Apply**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Does Not Apply**
- 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. Does Not Apply**

**b. Ground Water: Not Applicable to Non-Project Actions: See Section D**

- 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**

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withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. Does Not Apply

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. Does Not Apply

c. **Water runoff (including stormwater):** Not Applicable to Non-Project Actions: See Section D

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. Does Not Apply

2) Could waste materials enter ground or surface waters? If so, generally describe. Does Not Apply

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Does Not Apply

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:** Not Applicable to Non-Project Actions

4. **PLANTS:** Not Applicable to Non-Project Actions: See Section D

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 Does Not Apply

b. What kind and amount of vegetation will be removed or altered? Does Not Apply

c. List threatened and endangered species known to be on or near the site. Does Not Apply

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Does Not Apply

e. List all noxious weeds and invasive species known to be on or near the site. Does Not Apply

5. **ANIMALS:** Not Applicable to Non-Project Actions: See Section D

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: Does Not Apply

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

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

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

b. List any threatened and endangered species known to be on or near the site. Does Not Apply

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- c. Is the site part of a migration route? If so, explain. Does Not Apply
  - d. Proposed measures to preserve or enhance wildlife, if any: Does Not Apply
  - e. List any invasive animal species known to be on or near the site. Does Not Apply
- 6. ENERGY & NATURAL RESOURCES:** Not Applicable to Non-Project Actions: See Section D
- 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. Does Not Apply
  - b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Does Not Apply
  - 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: See Section D
- 7. ENVIRONMENTAL HEALTH:** Not Applicable to Non-Project Actions: See Section D
- 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. Does Not Apply  
Describe any known or possible contamination at the site from present or past uses. Does Not Apply
    - 1) 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. Does Not Apply
    - 2) 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. Does Not Apply
    - 3) Describe special emergency services that might be required. Does Not Apply
    - 4) Proposed measures to reduce or control environmental health hazards, if any: Does Not Apply
  - b. Noise: Not Applicable to Non-Project Actions: See Section D
    - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Does Not Apply
    - 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. Does Not Apply
    - 3) Proposed measures to reduce or control noise impacts, if any: See Section D
- 8. LAND AND SHORELINE USE:** Not Applicable to Non-Project Actions: See Section D
- 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. Does Not Apply
  - 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



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designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? Does Not Apply

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversized equipment access, the application of pesticides, tilling, and harvesting? If so, how: Does Not Apply

- c. Describe any structures on the site. Does Not Apply
- d. Will any structures be demolished? If so, what? Does Not Apply
- e. What is the current zoning classification of the site? Does Not Apply
- f. What is the current comprehensive plan designation of the site? Does Not Apply
- g. If applicable, what is the current shoreline master program designation of the site? Does Not Apply
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Does Not Apply
- i. Approximately how many people would reside or work in the completed project? Does Not Apply
- j. Approximately how many people would the completed project displace? Does Not Apply
- k. Proposed measures to avoid or reduce displacement impacts, if any: Does not apply
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Does Not Apply
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Does Not Apply

9. **HOUSING:** Not Applicable to Non-Project Actions: See Section D

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. Does Not Apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Does Not Apply
- c. Proposed measures to reduce or control housing impacts, if any: Does Not Apply

10. **AESTHETICS:** Not Applicable to Non-Project Actions: See Section D

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? Does Not Apply
- b. What views in the immediate vicinity would be altered or obstructed? Does Not Apply
- c. Proposed measures to reduce or control aesthetic impacts, if any: See Section D

11. **LIGHT & GLARE:** Not Applicable to Non-Project Actions: See Section D

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Does Not Apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Does Not Apply
- c. What existing off-site sources of light or glare may affect your proposal? Does Not Apply
- d. Proposed measures to reduce or control light and glare impacts, if any: See Section D

12. **RECREATION:** Not Applicable to Non-Project Actions: See Section D

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- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
Does Not Apply
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**  
Does Not Apply
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** Does Not Apply
- 13. HISTORIC & CULTURAL PRESERVATION: Not Applicable to Non-Project Actions: See Sec. D**
- 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 located on or near the site? If so, specifically describe.** Does Not Apply
- 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.** Does Not Apply
- 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.**  
Does Not Apply
- 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.** Does Not Apply
- 14. TRANSPORTATION: Not Applicable to Non-Project Actions: See Section D**
- 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.** Does Not Apply
- 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?** Does Not Apply
- c. **How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?** Does Not Apply
- 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).** Does Not Apply
- e. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** Does Not Apply
- 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?** Does Not Apply
- 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.** Does Not Apply
- h. **Proposed measures to reduce or control transportation impacts, if any:** See Section D

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15. **PUBLIC SERVICES:** Not Applicable to Non-Project Actions: See Section D

- 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.** N/A
- b. **Proposed measures to reduce or control direct impacts on public services, if any. Does** N/A

16. **UTILITIES:** Not Applicable to Non-Project Actions: See Section D

- a. **Circle utilities currently available at the site:**  
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_ Does Not Apply
- 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.** Does Not Apply

### 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.

Signature:  \_\_\_\_\_  
Name of signee Chad Eiken

Position and Agency/Organization

Director, City of Vancouver Community Development Department

Date Submitted: September 14, 2023

### D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

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

The text changes would not increase discharges, emissions, or releases. Currently there are no limitations in city code other than maximum building height, maximum lot coverage, and minimum setbacks for warehouses larger than 250,000 square feet. The proposed text amendments are intended to address certain impacts from very large (greater than 250,000 square foot) warehouses on adjacent land uses, truck traffic, visual, air, energy use, and climate change.

**Proposed measures to avoid or reduce such increases are:** Warehouses are currently allowed in the IL, Light Industrial District, which in many locations in the City are adjacent to or near

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residentially-zoned properties. To improve compatibility with very large warehouses (larger than 250,000 square feet) and adjacent land uses, such warehouses would only be allowed in the IH, Heavy Industrial District. Effectively, very large warehouses could only locate in the Port of Vancouver and Columbia Business Center, both of which are well-removed from residential development.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?** The proposed text amendments are intended to address certain impacts from very large (greater than 250,000 square foot) warehouses on adjacent land uses, traffic, visual, air, energy use, and climate change.

**Proposed measures to protect or conserve plants, animals, fish, or marine life are:** Warehouses larger than 250,000 square feet would be required to plant trees at a rate of 30 trees per acre in an area that equals 20% of the building area. For example, a 300,000 square foot warehouse would be required to plant 41 trees on 1.37 acres. This will provide habitat for wildlife, and water retention and climate benefits.

- 3. How would the proposal be likely to deplete energy or natural resources?** See response to #1 above.

**Proposed measures to protect or conserve energy and natural resources are:** The proposed code amendments which would apply to warehouses larger than 250,000 square feet include climate-friendly standards such as: 20% of parking stalls shall have EV charging stations, minimum required parking would be reduced by about 60%, skylights and clerestory windows would be required, roofs would be required to be solar-ready, and all loading docks would be required to be served by outlets capable of charging E-trucks.

- 4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?** See response to #1 above.

**Proposed measures to protect such resources or to avoid or reduce impacts are:** The proposal is to implement certain use and development standards for warehouses larger than 250,000 square feet in size. Such warehouses would only be allowed in the IH Heavy Industrial zoning district, and would no longer be allowed in the IL, Light Industrial zoning district. Sensitive natural areas including wetlands, rivers, historic and cultural sites, floodplains, etc. are currently protected by existing development regulations.

- 5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?** See response to #1 above.

**Proposed measures to avoid or reduce shoreline and land use impacts are:** The proposal to only allow very large warehouses in the IH Heavy Industrial District will improve compatibility

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with nearby land uses and in particular will result in such uses being located further away from residential areas. The City's Shoreline Management Master Program and associated regulations will serve to protect shoreline areas from impacts from very large warehouses.

**6. How would the proposal be likely to increase demands on transportation or public services and utilities? See response to #1 above.**

**Proposed measures to reduce or respond to such demand(s) are:** Large warehouses, particularly those associated with e-commerce distribution facilities, have been found to generate significantly more daily vehicle trips including large trucks, medium trucks, and vans. The proposal would allow very large warehouses in the IH Heavy Industrial Districts (Port and Columbia Business Center) which have good access to designated truck routes, without having to traverse residential areas or local streets. The one exception is that trucks driving between I-5 and the Port frequently take Fruit Valley Road which bisects the Fruit Valley Neighborhood, a high priority equity area. To reduce impacts from trucks driving to and from very large warehouses, a proposed condition would be applied to any new warehouse larger than 250,000 square feet to prohibit such trucks from using Fruit Valley Road.

**7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** The proposed text changes do not conflict with local, state or federal laws or requirements for the protection of the environment.