

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

Ordinance No. TLS 12-07-08D

Ordinance establishing a Planned Action)
For the Baker Flats and Pangborn Industrial) LAND SERVICES
UGA's Pursuant to RCW 43.21.031)

Notice of Public Meeting Resolution No. TLS-12-08A.

WHEREAS, the State Environmental Policy Act (SEPA) and its implementing regulations authorize counties planning under the Growth Management Act (GMA) to designate planned actions that have had their significant impacts adequately addressed in an environmental impact statement (EIS) prepared in conjunction with a comprehensive plan, sub-area plan or a master planned development; and

WHEREAS, RCW 43.21C.031 and WAC 197-11-164, -168, and -172 allow and govern the application of a planned action designation; and

WHEREAS, Douglas County has adopted the Douglas County Countywide Comprehensive Plan that includes the Pangborn Industrial Service Area, and Douglas County and the City of East Wenatchee have adopted the Greater East Wenatchee Area Plan that includes an industrial area in the East Wenatchee Urban Growth Area in Baker Flats; and

WHEREAS, designation of a project as a planned action streamlines subsequent review of the project by eliminating the need for preparation of a threshold determination or EIS; and

WHEREAS, essential public facilities as defined by RCW 36.70A.200 are not identified as eligible projects for this ordinance; and

WHEREAS, environmental impacts of the planned action have been identified and adequately addressed in the FSEIS adopted by Douglas County and the City of East Wenatchee on December 29, 2011, subject to project review under WAC 197-11-172; and

WHEREAS, adopting a SEPA planned action for the Pangborn Industrial Service Area and the industrial component of the East Wenatchee Urban Growth Area in Baker Flats with appropriate standards and procedures will help achieve permit processing efficiency and promote environmental quality.

BE IT RESOLVED, that the Board of County Commissioners hereby accepts the Findings of Fact and Conclusions adopted by the Douglas County Planning Commission entering those findings into the record as their own as set forth in

Attachment A and incorporating them in this ordinance by this reference as though fully set forth herein.

BE IT FURTHER RESOLVED, that the purpose of this ordinance is to:

- A. Combine environmental analysis with land use planning; and
- B. Set forth a procedure designating certain project actions in the Pangborn Industrial Service Area and the industrial component of the East Wenatchee Urban Growth Area in Baker Flats as "planned actions" consistent with state law 43.21C.031 RCW, and
- C. Streamline and expedite the land use permit review process by relying on completed and existing environmental analysis for the planned action area.

BE IT FURTHER RESOLVED that the effect of the planned action is:

- A. Upon designation by the SEPA Responsible Official or designee that the development proposal within the planned action area qualifies as a planned action pursuant to this ordinance and WAC 197-11-172, the project shall not be subject to a SEPA threshold determination, an environmental impact statement (EIS), SEPA appeal or any other additional review under SEPA.
- B. Being designated as a planned action or planned action project means that a proposed project has been reviewed in accordance with this ordinance and found to be consistent with the development parameters and environmental analysis concluded in the FSEIS adopted by Douglas County and the City of East Wenatchee on December 29, 2011 for this action, enclosed as Attachment B.
- C. Planned action projects will not be subject to further procedural review under SEPA. However in order to qualify as planned actions, these projects will have incorporated applicable mitigating measures identified and analyzed in Attachment B. Additionally, projects will be subject to applicable local, state and federal regulatory requirements. The planned action designation shall not exempt a project from meeting the applicable county code requirements apart from the SEPA process.

NOW THEREFORE BE IT HEREBY RESOLVED AND ORDAINED, that the recommendation of the Douglas County Planning Commission is accepted and the planned action is established as depicted in Attachment C and development proposals within the planned action area shall be reviewed as fully set forth in Attachment D.

This ordinance shall be effective immediately.

This ordinance will not be codified. A copy of the approved SEPA planned action for the Pangborn Industrial Service Area and the industrial component of the East Wenatchee Urban Growth Area in Baker Flats shall be available to the public for inspection and copying at the Douglas County Transportation and Land Services office.

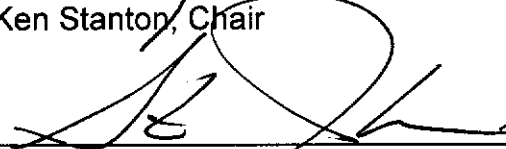
Dated this 28th day of February 2012 in East Wenatchee, Washington.

BOARD OF COUNTY COMMISSIONERS
DOUGLAS COUNTY, WASHINGTON

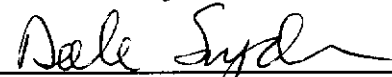




Ken Stanton, Chair




Steven Jenkins, Vice Chair



Dale Snyder, Member

ATTEST:



Dayna Prewitt, Clerk of the Board

Attachment A:

Findings of fact:

1. A Draft Supplemental Environmental Impact Statement (DSEIS) was issued on October 6, 2011 pursuant to WAC 197-11. The comment period concluded on December 5, 2011.
2. A Final Supplemental Environmental Impact Statement (FSEIS) was issued on December 29, 2011, pursuant to WAC 197-11.
3. The Final Supplemental Environmental Impact Statement and Draft Supplemental Environmental Impact Statement identified in finding 1 and 2 above, include conditions and mitigation measures identified to address environmental impacts, with the intent that a planned action ordinance be adopted incorporating these conditions and mitigation measures for future development of the Baker Flats and Pangborn industrial areas.
4. RCW Chapters 36.70 and 36.70A authorize the adoption of development regulations.
5. Douglas County and the City of East Wenatchee have established policies and guidance on the form and appearance of the two industrial areas. Each comprehensive plan includes guidance that directs that the industrial areas include provisions for attractive transitions between land uses designations, buffering incompatibilities, establishing attractive corridors, frontages and parking areas while accommodating and encouraging necessary infrastructure and effective development patterns for industrial use.
6. Opportunities exist for the Pangborn Industrial Service Area to accommodate some specific additional uses, located south of Grant Road within the existing and proposed boundaries. This area contains airport facilities, port district facilities; and industrial development, some of which is related to or benefits from airport operations. As proposed, additional uses would be permitted in this area that are often in close proximity to airports.
7. Additional flexibility is proposed for airport operations with respect to setbacks, given the unique nature of airport operations. The Airport Overlay District, DCC 18.65, provides specific standards to protect airport operations which impact uses, intensity and form of development in the Pangborn Industrial Service Area.
8. Proposed changes to DCC 18.60 the General Industrial District and DCC Chapter 20.40 Landscaping would provide flexibility for property owners to have more control over site design. Lot coverage standards are proposed to change so that a fixed amount of maximum lot coverage would no longer apply after all other development standards had been met. Additionally, landscaping standards can be varied for combined landscaping with stormwater facilities as well as opportunities for low water consumption landscaping.
9. Concurrent with the adoption of the plan amendments and code changes associated with the Baker Flats and Pangborn industrial areas, Douglas County and the City of East Wenatchee have identified the intent to adopt a planned action ordinance to expedite the permitting process for development in

designated industrial areas where impacts have been addressed under the environmental review of the Draft and Final Supplemental Environmental Impact Statement identified in finding 1 and 2 above.

Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Douglas County Regional Policy Plan, the Greater East Wenatchee Area Plan, and the Douglas County Countywide Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington and the Washington Administrative Code.
5. Proposed amendments to Douglas County Code should increase the wise use of the industrial resource base by increasing flexibility while maintaining attractive land use transitions, corridors, and frontages for industrial use. Changes should also increase the sensitivity in the code to needs and opportunities associated with Pangborn Memorial Airport, an essential public facility.

General Findings:

1. Douglas County and East Wenatchee have adopted a Comprehensive Plans pursuant to the Growth Management Act (GMA) and RCW Chapter 36.70A, which through a series of planning area Comprehensive Plans there were found to be consistent with each other and with the adopted GMA plans of the adjoining jurisdictions.
2. RCW Chapters 36.70 and 36.70A authorize the adoption of amendments the comprehensive plan and development regulations.
3. The Planning Commission is responsible for long range planning matters and providing implementation recommendations to assure compliance with the Growth Management Act. These measures include updates and amendments to the comprehensive plan; development regulations, environmental regulations, and any other rules, actions or regulations deemed necessary to implement the Growth Management Act.
4. Douglas County initiated a joint 60-day comment period with the City of East Wenatchee as required by RCW 36.70A.106 on October 6, 2011. The comment period concluded on December 5, 2011.
5. Douglas County issued a Determination of Non-significance for the proposed amendments to the Mineral Resource Map and for the comprehensive plan map amendment and rezone within Section 23 of Township 30 Range 24 on October 6, 2011 pursuant to WAC 197-11.
6. The Douglas County Planning Commission held 6 planning commission workshops between April and September 2011 to evaluate development regulations for the Industrial Districts and potential expansion areas in addition to

two joint planning commission workshops with the City of East Wenatchee Planning Commission.

7. An Open House was held in July 2011 and all property owners in the existing industrial boundaries, study area boundaries, and within 300' of the existing and study area boundaries were notified of the open house in addition to notice to the interested parties list and the press. The Wenatchee World published an article on the open house prior to the event.
8. The Notice of Public hearing before the Planning Commission was published on December 29, 2011.
9. The Planning Commission conducted an advertised public hearing on January 11, 2012. The Planning Commission entered into the record the files on this amendment, accepted public testimony, and deliberated the merits of the proposal.
10. The Planning Commission has reviewed the entire record including the goals and policies of the comprehensive plan and public testimony as it relates to the proposed development regulations.
11. Proposed amendments are a part of a phased process to update local plans and development regulations in consideration of the 2017 plan update cycle. These changes ensure that adequate provisions are met to accommodate regional employment growth for industrial uses and services consistent with the Douglas County Regional Policy Plan and the Growth Management Act

General Conclusions:

1. The procedural and substantive requirements of the State Environmental Policy Act have been complied with.
2. The procedural requirements of RCW 36.70A have been complied with.
3. The proposed amendments are consistent with the Douglas County Regional Policy Plan, the Greater East Wenatchee Area Plan and the Douglas County Countywide Comprehensive Plan.
4. The proposed amendments are consistent with the requirements of Revised Code of Washington and the Washington Administrative Code.

Attachment B

**FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT TO THE
FINAL ENVIRONMENTAL IMPACT STATEMENTS
FOR THE GREATER EAST WENATCHEE
AREA COMPREHENSIVE PLAN AND DOUGLAS COUNTY COUNTYWIDE
COMPREHENSIVE PLAN**

Prepared in Compliance with
The Washington State Environmental Policy Act of 1971, as amended
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Douglas County Code Title 19
East Wenatchee Municipal Code Chapter 18.06

Douglas County Transportation and Land Services
City of East Wenatchee Community Development Department
Date of Issuance: December 29, 2011

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FACT SHEET

Proposed Non-Project Action:

Douglas County and the City of East Wenatchee propose to amend the Greater East Wenatchee Area Comprehensive Plan document and land use maps, to comply with the Douglas County Regional Policy Plan and the Washington State Growth Management Act, as amended; additionally, Douglas County proposes to amend the Douglas County Countywide Comprehensive Plan and development regulations to implement plan changes. Proposed changes are a part of a phased process to update local plans and development regulations to ensure that adequate provisions are met to accommodate regional employment growth for industrial uses and services. The scope of plan amendments is intended to cover the 20 years following their adoption. The plan amendments are not intended to fulfill all of the requirements for the update to either plans. Douglas County intends to adopt a planned action ordinance for the Baker Flats and Pangborn Industrial Service Areas which rely upon existing environmental documents identified herein and this Supplemental EIS to address environmental impacts of planned actions for the General Industrial Districts in these two plans.

Location of Proposal:

The planning areas include the Pangborn Industrial Service Area and industrial component of the East Wenatchee Urban Growth Area and proposed expansion areas. These areas are located on the southwestern edge of Douglas County, which is close to the geographical center of Washington State. The area is east across the Columbia River from Chelan County and the City of Wenatchee and twenty-five miles southwest from the County seat in Waterville.

Purpose of FEIS Supplemental:

The purpose of the Supplemental Environmental Impact Statement to the FEIS and associated adopted environmental document actions is to add information and analysis of significant impacts and alternatives in the Greater East Wenatchee Area Comprehensive Plan and Douglas County Countywide Comprehensive Plan and implementing regulations. The following environmental analysis has been conducted in relation to GMA comprehensive plans, which consists of the following:

- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Greater East Wenatchee Area Comprehensive Plan (March 15, 2010)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Greater East Wenatchee Area Comprehensive Plan (February 17, 2006)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Greater East Wenatchee Area Comprehensive Plan (December 20, 2004)

- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas Greater East Wenatchee Area Comprehensive Plan (January 15, 2004)
- Final Supplemental Environmental Impact Statement to the Final Environmental Impact Statement for the Douglas County-Wide Comprehensive Plan (December 18, 2002)
- Final Environmental Impact Statement, Douglas County, Greater East Wenatchee Area (June 11, 1995)
- Draft Environmental Impact Statement, Douglas County, Douglas County Comprehensive Plan (August 25, 1995)
- Final Environmental Impact Statement, Douglas County, Shoreline Design Area Plan (May 28, 1992)
- Draft Environmental Impact Statement, Douglas County, Shoreline Design Area Plan (April 6, 1992)
- Draft Environmental Impact Statement, Douglas County, Greater East Wenatchee Area (March 8, 1995)
- Addendum to Final Environmental Impact Statement, Douglas County, Greater East Wenatchee Area Comprehensive Plan, Transportation Element (December 6, 1997)
- Douglas County Capital Facilities Plan, Final Plan Adopted November 28, 1995, Current through Ordinance TLS 00-01-05, January 25, 2000.
- Final Environmental Impact Statement, Douglas County, Douglas County Comprehensive Plan (October 23, 1995)
- Determination of Non-significance, Douglas County, Regional Policy Plan

Sponsor and Lead Agency:

Douglas County Transportation and Land Services
 140 19th Street N.W.
 East Wenatchee, WA 98802

Responsible Official:

Mark Kulaas, Director of Land Services
 Douglas County Transportation and Land Services
 140 19th Street N.W.

East Wenatchee, WA 98802

Approvals Required:

Adoption of amendments to the Greater East Wenatchee Area Comprehensive Plan, Douglas County Countywide Comprehensive Plan and development regulations requires a majority vote by the Board of Douglas County Commissioners and City Council of the City of East Wenatchee.

Circulation and Comment:

The comment period begins on October 6, 2011 and ends December 5, 2011.

Location of background material, and maps:

Detailed maps showing affected properties under each alternative will be available for viewing at the Land Services Division of the Douglas County Transportation and Land Services Office. Documents describing the proposed actions in detail, as well as existing environmental documents, will also be available at www.douglascountywa.net.

Approximate Date of Implementation:

The Board of County Commissioners and the City Council of the City of East Wenatchee will consider adoption of the amendments in the winter of 2012.

Distribution

This supplemental non-project environmental impact statement is being sent to recipients of the previously issued Final EIS for the Greater East Wenatchee Comprehensive Plan and Douglas County Countywide Comprehensive Plan in addition to other requested agencies and citizens. The notification list is in Exhibit A.

SUMMARY

The purpose of this environmental analysis is to disclose impacts anticipated as a result of the amendments to the plans and development regulations, and intended uses in the industrial districts. The supplemental environmental action to the Final EIS provides additional analysis and information about the proposed amendments and avoids duplication of actions, alternatives, or impacts that are in the previously prepared environmental documentation.

Analysis and information contained in the Supplemental Environmental Impact Statement (SEIS) does not substantially change the analysis of significant impacts and alternatives in the existing environmental documents. The amendments incorporate information that was generated through the initial plans, preceding plan updates and through current analysis of land use data from a range of sources including a periodical review of scientific literature and citizen input. Proposed changes are a part of a phased process to update local plans and development regulations to ensure that adequate provisions are met to accommodate regional employment growth for industrial uses and services consistent with the Douglas County Regional Policy Plan and the Growth Management Act.

The scope of plan amendments is intended to cover the 20 years following their adoption. The plan amendments are not intended to fulfill all of the requirements for the update to either plan. Douglas County intends to adopt a planned action ordinance for the industrial component of the East Wenatchee Urban Growth Area and for the Pangborn Industrial Service Area which relies upon existing environmental documents identified herein and this Supplemental EIS to address environmental impacts of planned actions for the General Industrial Districts in these two plans.

A. PROPOSAL OBJECTIVES

The objectives for the amendments to the Greater East Wenatchee Area Comprehensive Plan are intended to meet the requirements of the GMA, as amended, and the goals and policies of the Regional Policy Plan. As required by the GMA, the Greater East Wenatchee Area Comprehensive Plan and Douglas County Countywide Comprehensive Plan contain an inventory of existing land uses, a twenty-year projected population, proposed land uses and land use densities, and supporting documentation and maps necessary to support the goals, policies and criteria set forth in the plans.

B. BACKGROUND AND PUBLIC INVOLVEMENT

The Washington State Office of Financial Management issued population projections in 2007, with high, medium and low series projection options for local jurisdictions. In 2009, the Douglas County Regional Council adopted the high series population projection for use by Douglas County and the cities within the County. Population

growth was allocated for the County and each of the cities. In 2011, the cities and the county concurred that in adopting the 2007 high series population projections that each of the jurisdictions would extend the population projection to the year 2030, as provided in the OFM projections from 2007. The Douglas County Regional Policy Plan establishes that jurisdictions shall review on or before December 1, 2009 and every 7 years thereafter the urban growth areas. The last comprehensive review of the industrial urban growth areas occurred in 2003. The policies establish further that the OFM population projections in concert with an analysis of land use needs for a 20 year period shall be considered, among other issues, for urban growth area reviews.

Douglas County and the City of East Wenatchee conducted a regional analysis of the industrial needs for the Greater Wenatchee Area and also included additional rural and agricultural areas that fall within the Metropolitan Planning Organization, an organization and study area which focuses on local/regional transportation planning. According to 2010 Census figures, 71.6% of Douglas County residents live within the Metropolitan Planning Area, excluding the Urban Growth Area for the City of Rock Island. Based upon 20 year population projections for this area in relationship to a ratio of existing developed industrial lands a land capacity analysis was conducted to determine the industrial land needs for the 20 year planning horizon. In conjunction with county policies, the land capacity analysis identified a need for 520 acres of additional industrial land for the industrial component of the East Wenatchee Urban Growth Area and for the Pangborn Industrial Service Area.

The Douglas County Planning Commission held 6 planning commission workshops between April and September 2011 to evaluate development regulations for the Industrial Districts and potential expansion areas in addition to two joint planning commission workshops with the City of East Wenatchee Planning Commission. An Open House was held in July 2011 and all property owners in the existing industrial boundaries, study area boundaries, and within 300' of the existing and study area boundaries were notified of the open house in addition to notice to the interested parties list and the press. The Wenatchee World published an article on the open house prior to the event. Additionally, during the process all property owners in the study areas were contacted by mail to notify them of the process and encourage them to participate and contact staff with questions.

In addition to public involvement in the process, staff has been coordinating with the Douglas County Port District, Pangborn Memorial Airport, The Douglas County PUD, The Douglas County Sewer District, The City of East Wenatchee, the Washington State Department of Transportation, The East Wenatchee Water District, and The Wenatchee Reclamation District as draft components and analysis was completed. An extensive referral and public notice is being conducted to elicit additional comment and participation during the formal 60 day review/environmental review and comment period, along with a request for formal consultation with the WSDOT Aviation Division. A workshop and public hearing in coordination with the City of East Wenatchee and Douglas County are anticipated to occur in January 2012 with the legislative bodies of

East Wenatchee and Douglas County tentatively considering the recommendations of their planning commissions in February 2012.

C. SUMMARY DESCRIPTION OF ALTERNATIVES

The supplement to the final non-project environmental impact statements (FEIS) considers four alternative courses of action in addition to the alternatives analyzed within the FEIS in order to avoid duplicate analysis of actions, alternatives, or impacts previously prepared in the (FEIS) and other environmental documentation. The supplement examines the impacts of adopting the “Preferred” alternative (Alternative 1) and the “No Action” alternative (Alternative 2).

1) Preferred Alternative – The preferred alternative is the amendment to the Greater East Wenatchee Area Comprehensive Plan and Douglas County Countywide Comprehensive Plan and implementing development regulations and including a planned action ordinance pursuant to the GMA. The preferred plan also is intended to comply with goals and policies set forth in the Douglas County Regional Policy Plan. Maps of the lands encompassed by Alternative 1 are included in Exhibit B. Amendments include the following:

- a. The expansion of the industrial component of the East Wenatchee Urban Growth Area, “Baker Flats”, by approximately 136 acres;
- b. The expansion of the Pangborn Industrial Service Area by approximately 482 acres;
- c. The amendment of the Greater East Wenatchee Comprehensive Plan including updating the Urban Growth Boundary map in Chapter 2 Urban Growth, the text, tables, and maps in Chapter 3 Land Use, Utility provider maps and policies in Chapter 7 Utilities, transportation policies in Chapter 8, and the legal description of the Urban Growth Boundary.;
- d. The amendment of Chapter 3 Land Use with respect to tables, text and map changes for updated population projections and the expansion of the Pangborn Industrial Service Area, policies in Chapter 6 Transportation and Chapter 8 Utilities, and Appendix B of the Douglas County Countywide Comprehensive Plan;
- e. The amendment of Chapter 18.60 DCC, the General Industrial District and Chapter 20.40 DCC Landscaping Standards;
- f. The adoption of a planned action ordinance for the unincorporated portions of the industrial areas within the City of East Wenatchee Urban Growth Area and the Pangborn Industrial Service Area by Douglas County;
- g. The adoption of revised development regulations by Douglas County to implement the comprehensive land use map amendments of the Greater East Wenatchee Comprehensive Plan and Douglas County Countywide Comprehensive Plan.

Under this alternative, Douglas County and the City of East Wenatchee would expand the industrial urban growth areas within Baker Flats and the Pangborn Industrial Service Area to address the regional analysis of industrial needs for the Greater Wenatchee

Area and the rural and agricultural areas that fall within the Metropolitan Planning Organization. According to 2010 Census figures, 71.6% of Douglas County residents live within the Metropolitan Planning Area, excluding the Urban Growth Area for the City of Rock Island. Based upon 20 year population projections for this area in relationship to a ratio of existing developed industrial lands a land capacity analysis was conducted to determine the industrial land needs for the 20 year planning horizon. In conjunction with county policy L-11 of the Douglas County Countywide Comprehensive Plan (which identifies certain industrial property within the Pangborn Industrial Service Area that is not suitable for Industrial Use), the land capacity analysis identified a need for 520 acres of additional industrial land for the industrial component of the East Wenatchee Urban Growth Area and for the Pangborn Industrial Service Area.

The identified need would be met by extending the Baker Flats Industrial District north of its current boundary to a natural break in topography where the hillside makes further expansion to the north unlikely; and an expansion north and east of the current boundary of the Pangborn Industrial Service Area. The expansion of these boundaries would be a phased component of Douglas County and the City of East Wenatchee's obligations to update their comprehensive plans under GMA update requirements established under RCW 36.70A.130, which require that Douglas County complete its next update process by the year 2017.

This alternative includes policies and development regulation amendments in support of the proposed comprehensive plan map amendments; and changes which are intended to assist in facilitating positive economic growth for the region with effective streamlined standards and planned action environmental review. Each industrial area is surrounded by designated agricultural lands of long term commercial significance requiring a de-designation process. Each expansion area can be served by an appropriate range of urban governmental services.

2) No Action – The no action alternative would maintain the existing land use designations, maps included in Exhibit B, and goals and policies of the Douglas County Countywide and Greater East Wenatchee Area plans. Development could occur within current zoning and land use designations, roughly in the same patterns that are observed today. The no action alternative would defer the analysis of the need for additional industrial land to a later date to be concluded no later than 2017. An updated land capacity analysis would have to be conducted at that time. Environmental review for new development would be conducted on an individual basis for each project, requiring a threshold determination for development applications, unless otherwise categorically exempt under SEPA.

3) Expansion only for the East Wenatchee Urban Growth Area. The third alternative would accommodate all of the additional industrial land by expanding the East Wenatchee Urban Growth Area. The alternative would include the extension to the north of Baker Flats described in the preferred alternative, and would also include an extension to the west of the current industrial area in Baker Flats to accommodate the remaining industrial growth. This alternative was not evaluated further due to two

conflicts with adopted plan provisions. The first conflict was within the Industrial Section of Chapter 3 Land Use of the Greater East Wenatchee Area Plan which states that Industrial land uses should be permitted on the east side of SR 2/97 only, and at no time should industrial uses be allowed west of the highway. The second conflict is within policy L-11 of the Douglas County Countywide Comprehensive Plan which provides that for specific underutilized or unsuited areas in the existing Pangborn Industrial Service Area boundary, that equivalent additional industrial land area will be added to the Pangborn Industrial Service Area. Alternative 3 would extend industrial land to the west of the existing industrial area in violation of the Greater East Wenatchee Area Plan, and would not accommodate additional industrial land per policy L-11 for the Pangborn Industrial Service Area.

4) Expansion only for the Pangborn Industrial Service Area. The fourth alternative would accommodate all of the additional industrial land by expanding the Pangborn industrial Service Area boundaries and would not expand the boundaries of the East Wenatchee Urban Growth Area in Baker Flats. 2010 Census data indicates that the City of East Wenatchee Urban Growth Area includes 68.23 % of the overall county population. Pursuant to RCW 36.70A.130, Douglas County in concert with the City of East Wenatchee must be able to verify that the East Wenatchee Urban Growth Area can accommodate projected population, commercial and industrial growth for the 20 year planning horizon. If a choice is made to no longer accommodate industrial growth within the City of East Wenatchee Urban Growth Area, these choices would need to specifically be addressed and supported with rationale consistent with the Growth Management Act and Countywide Planning Policies. The City of East Wenatchee, by Countywide Planning Policies, would be the lead entity in determining such a policy decision. While the land capacity analysis conducted for this process provides a regional approach for industrial land needs in the area, the City of East Wenatchee has not indicated a desire to defer any additional future industrial employment growth to other jurisdictions.

D. IMPACTS OF THE ALTERNATIVES

Existing environmental documents, and this supplemental EIS, consider the impacts of anticipated development within the existing and proposed industrial land use designations of the Greater East Wenatchee Area Plan and the Pangborn Industrial Service Area of the Douglas County Countywide Comprehensive Plan. The supplemental evaluation of impacts below identifies the potential environmental impacts and provides for mitigation measures and other conditions to ensure that future development will not create adverse environmental impacts for permitted and accessory uses in the General Industrial Land Use Designation of these two plans. Douglas County intends to adopt a planned action ordinance to establish mitigation measures and conditions for the approval of projects within these two industrial areas.

EARTH

Earth resources are an environmental element of the environmental checklist (WAC 197-11-960).

Geologically Hazardous Areas per DCC 19.18D

The Natural Resources Conservation Service Soil Survey for Douglas County indicates the presence of soil types that fall within the categories of steep and severe building soils in both the existing industrial boundaries of both industrial districts as well as within the boundaries of the North expansion option o at the Pangborn Industrial Service Area and at Baker Flats as described in Alternative 1.

The Douglas County Code Chapter 19.18D defines geologically hazardous areas as:

Any land containing soils, geology or slopes that meet any of the following criteria shall be classified as having a known or suspected risk of being geologically hazardous areas:

- 1) Areas identified by the United States Department of Agriculture Natural Resources Conservation Service as having a “severe” rill and inter-rill erosion hazard;
- 2) Areas potentially subject to landslides based on a combination of geologic, topographic, and hydrologic factors. They include any areas susceptible because of any combination of bedrock, soil, slope (gradient), slope aspect, structure, hydrology, or other factors. Examples of these may include, but are not limited to, the following:
 - a. Areas of historic failures, such as:
 - i. Those areas delineated by the United States Department of Agriculture Natural Resources Conservation Service as having a “severe” limitation for building site development;
 - ii. Those areas mapped as class u (unstable), uos (unstable old slides), and urs (unstable recent slides) in the Department of Ecology coastal zone atlas; or
 - iii. Areas designated as quaternary slumps, earthflows, mudflows, lahars, or landslides on maps published as the United States Geological Survey or Department of Natural Resources division of geology and earth resources.
 - b. Areas with all three of the following characteristics:
 - i. Slopes steeper than fifteen percent;
 - ii. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and
 - iii. Springs or ground water seepage;
 - c. Areas that have shown movement during the Holocene epoch or which are underlain or covered by mass wastage debris of that epoch;
 - d. Slopes that are parallel or sub-parallel to planes of weakness (such as bedding planes, joint systems, and fault planes) in subsurface materials;

- e. Slopes having gradients steeper than eighty percent subject to rockfall during seismic shaking;
 - f. Areas potentially unstable as a result of rapid stream incision, stream bank erosion, and undercutting by wave action;
 - g. Areas that show evidence of, or are at risk from snow avalanches;
 - h. Areas located in a canyon or on an active alluvial fan, presently or potentially subject to inundation by debris flows or catastrophic flooding; and
 - i. Any area with a slope of forty-five percent or steeper and with a vertical relief of ten or more feet except areas composed of consolidated rock. A slope is delineated by establishing its toe and top and measured by averaging the inclination over at least ten feet of vertical relief.
- 3) Areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction, or surface faulting. One indicator of potential for future earthquake damage is a record of earthquake damage in the past. Ground shaking is the primary cause of earthquake damage in Washington. The strength of ground shaking is primarily affected by:
- a. The magnitude of an earthquake;
 - b. The distance from the source of an earthquake;
 - c. The type of thickness of geologic materials at the surface; and
 - d. The type of subsurface geologic structure.
- 4) Other geological events:
- a. Volcanic hazard areas shall include areas subject to pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, mudflows, or related flooding resulting from volcanic activity.
 - b. Mine hazard areas are those areas underlain by, adjacent to, or affected by mine workings such as adits, gangways, tunnels, drifts, or airshafts. Factors that should be considered include: Proximity to development, depth from ground surface to the mine working, and geologic material.

Development on areas identified as geologically hazardous critical areas for steep slopes, in areas with depth to bedrock limitations, and/or the presence of large stones can alter the natural topography of the land, have aesthetic and visual impacts, and may limit the development potential for commercial structures.

A review of the National Resource Conservation Service soil data within the boundaries of the existing Pangborn Industrial Service Boundary and the alternative expansion areas identified in Alternative 1 and within the existing boundaries of the Industrial Zoning District at Baker Flats and expansion options identified in Alternative 1 identifies the soil ratings and their impact to small commercial buildings.

The NRCS defines a small commercial building as "...structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper."

The NRCS descriptions of the ratings are:

"...based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

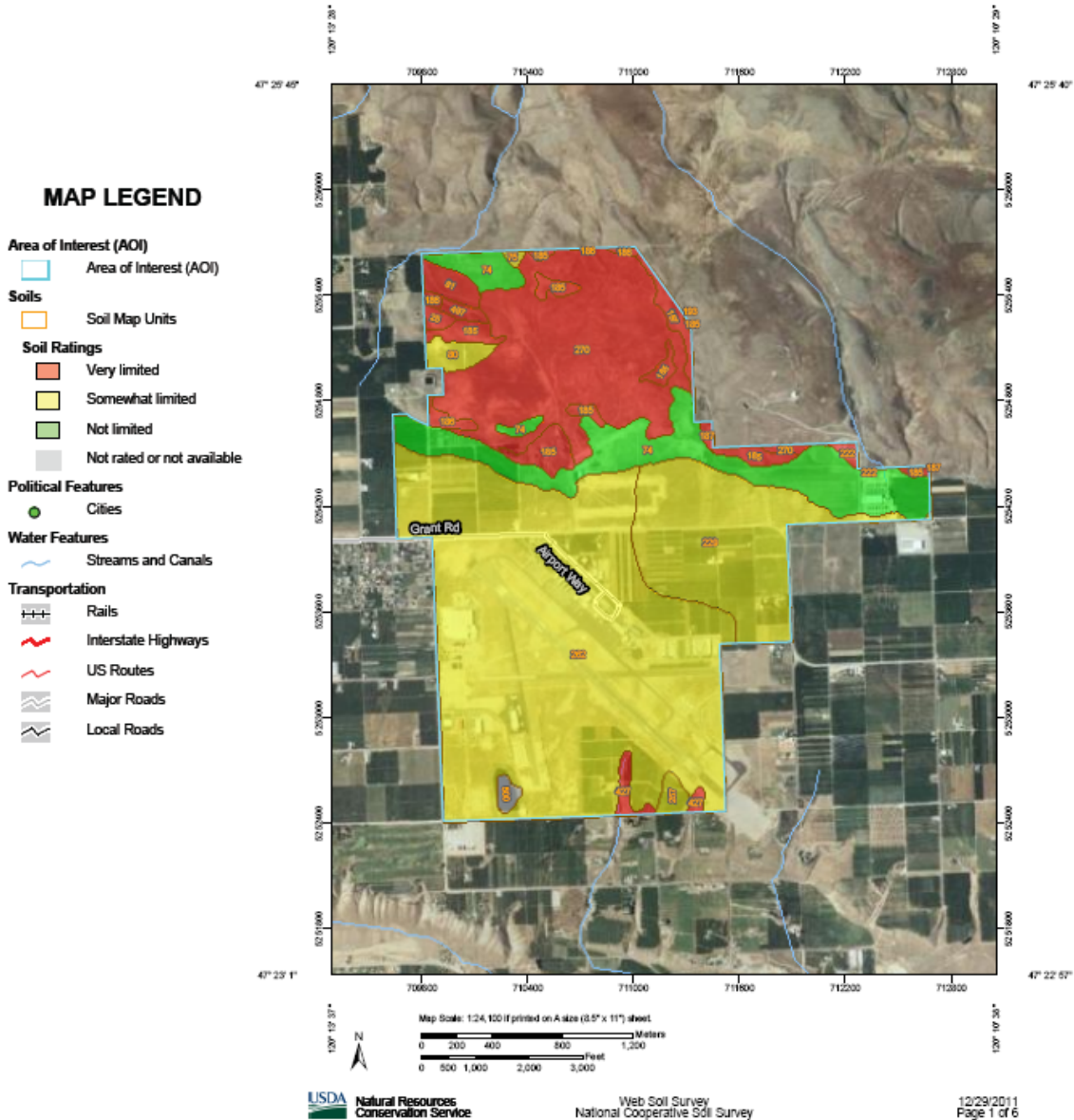
The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

The following charts and maps depict the acreage and location of soils ratings for small commercial buildings.

Pangborn ISB

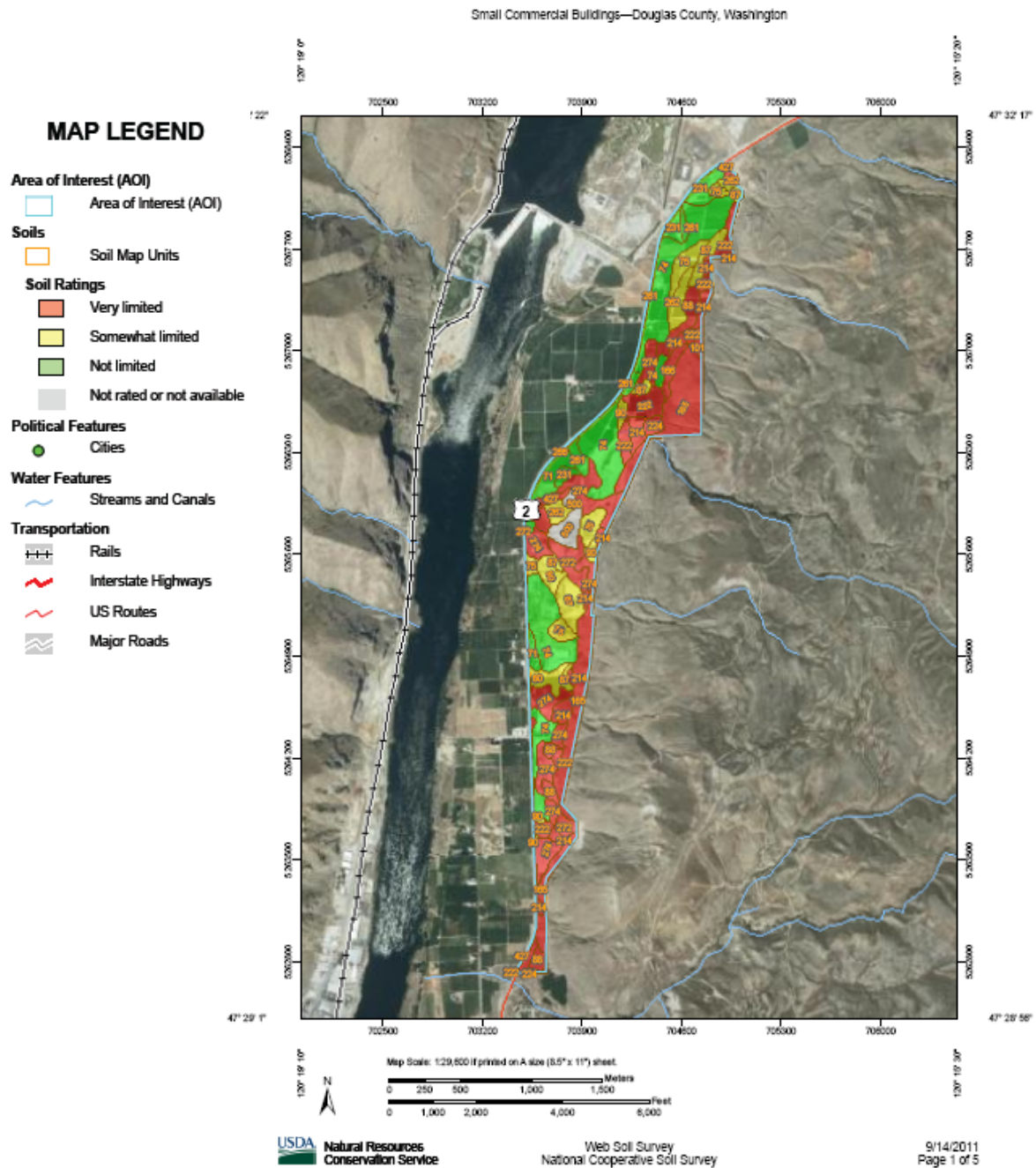
Small Commercial Buildings— Summary by Rating Value		
Rating	Acres In AOI	Percent of AOI
Somewhat limited	912.6	62.6%
Very limited	370.2	25.4%
Not limited	169.5	11.6%
Null or Not Rated	5.2	0.4%
Totals for Area of Interest	1,457.5	100.0%

Small Commercial Buildings—Douglas County, Washington



Baker Flats Industrial District

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	272.6	50.0%
Not limited	169.7	31.1%
Somewhat limited	90.6	16.6%
Null or Not Rated	12.2	2.2%
Totals for Area of Interest	545.2	100.0%



Full NRCS reports are included in Exhibit C.

Alternative 1: Industrial development in areas identified as having geologically hazardous soils or characteristics will be required to comply with the regulations in DCC 19.18D.

Alternative 2: Under the no-action scenario, Douglas County would continue to implement the regulations in DCC 19.18D Geologically Hazardous Areas where applicable.

Mitigation Measures:

1. The Douglas County Code outlines the process to determine if geologically hazardous soils are present on site and a step by step process to identify the hazard and options to mitigate the impact of the development.
2. Concurrent with the submittal of a binding site plan (BSP) or building permit application within an identified geologically hazardous area, the applicant shall provide a geologic risk assessment consistent with the requirements of Douglas County Code 19.18D.
3. All mitigation measures, construction techniques, recommendations and technical specifications provided in the geotechnical report shall be applied during the implementation of the development proposal.

Washington State Department of Fish and Wildlife - Priority Habitat Species

Portions Alternative 1 have areas mapped by The Washington State Department of Fish and Wildlife as a Priority Habitat Species area for mule deer habitat. The Douglas County Code in Chapter 19.18C Critical Areas—Fish and Wildlife Habitat Conservation Areas regulated development in areas mapped or identified as critical areas for fish and wildlife habitat. Development in these areas requires the submittal of a habitat management and mitigation plan to assess the impacts of the development and to identify mitigation measures.

The property owners within the North Study area of the Pangborn ISB in Alternative 1 commissioned a study by Grette and Associate Inc, attached as Exhibit D, to determine if the land consists of priority habitat for the mule deer.

In part, the conclusion of the study states:

“...the subject parcels do provide habitat for mule deer and it is expected that mule deer utilize the habitat on the parcels. However, the subject parcels do not provide optimal habitat and does not contain habitat that is unique to the parcels. Habitat provided by the subject parcels are common to the majority of the habitat provided throughout the majority of Douglas County. The lack of trees and shrubs on the property, lack of natural water

source and the existing disturbance/use of the subject parcels and the adjacent parcels significantly diminish the quality of mule deer habitat on parcels. Based on all of this the subject parcels are providing minimal habitat for mule deer and the development of the parcels will not result in adverse impact to mule deer. The subject parcels do not contain habitat that has been identified as a limiting factor or is critical for survival. The subject parcels are also located adjacent to the parcels that are currently used for agriculture and industrial and any development of these parcels would be preferred verses the development of parcels completely undisturbed and separated from adjacent disturbances. Overall, the subject parcels do not provide quality mule deer habitat and the development of the parcels will not result in adverse impacts to mule deer abundance or habitat.” Grette, 3.

The study concluded that the property does not provide quality mule deer habitat and that industrial development will not negatively impact the mule deer population.

Alternative 1: With the submittal of the Grette and Associates report, the impacts of industrial development on the Mule Deer population within the boundaries of the Pangborn ISB expansion area of Alternative 1 have been identified. A small portion of the Baker Flats area includes Mule Deer habitat. This habitat exists primarily on the steep slopes east of the industrial district in locations where development has not occurred due to the slope. Development in those areas may require the submittal of a habitat study by a qualified professional.

Alternative 2: The regulations in the Douglas County Code Chapter 19.18C would continue to regulate development in areas mapped or identified as critical areas for fish and wildlife habitat.

Mitigation:

1. No further analysis is required from development projects within the north study area of Alternative 1.
2. The requirements of DCC Chapter 19.18C shall be met for all development proposed within areas mapped or identified as fish and wildlife habitat areas.

SURFACE WATER MANAGEMENT

Surface Water Management within the Douglas County Federal Urbanized Area, and the East Wenatchee City limits is addressed via the Greater East Wenatchee Storm Water Utility. The Greater East Wenatchee Storm Water Utility was established in 1998 via an inter-local agreement between Douglas County and the City of East Wenatchee and via adoption of Ordinance TLS 98-01-21B which established a surface and storm water utility for comprehensive surface and storm water management. The purpose of the utility is to jointly and/or cooperatively implement the recommendations and achieve the goals of the Comprehensive Flood Hazard Management Plan (March 1995, as

amended), through independent creation of a Utility by both Douglas County and East Wenatchee, and the sharing of improvements, maintenance, operations and revenues.

The County and City jointly develop design, construction, and maintenance standards, which are applied to all facilities and improvements in the service area, whether public or private. Public facilities and improvements outside the service area may be constructed and/or maintained if such facilities and improvements benefit either Utility. The County may permit facilities or improvements on public property or dedicated right-of-way and may accept ownership of such facilities and improvements only if all design and construction standards are strictly met and the facility serves a regional stormwater purpose.

While the Greater East Wenatchee Stormwater Utility is operated jointly, the Utility is actually comprised of the City Stormwater Utility and the County Stormwater Utility (separate entities). The City and County each independently owns the stormwater facilities located within their boundaries. Ownership transfers as the City boundary changes.

The purpose of the Utility is to promote and protect the public health, safety and welfare by establishing a comprehensive approach to surface and storm water management. The utility seeks to protect life and property from storm water, flooding and surplus surface waters; to protect water quality by preventing siltation, contamination and erosion of waterways; to protect aquifers, to protect fish; to assure compliance with federal and state surface water management and water quality requirements; to increase public education and citizen involvement; and to encourage the preservation of natural drainage systems.

Impacts: With undeveloped land converting to industrial parks, concerns over the potential impacts of increased stormwater drainage exiting sites arise. As development occurs, the amount of impervious surfaces (building rooftops, parking lots, and roads) will increase, causing a greater potential for erosion damage. In addition to erosion damage, the potential exists for silts and sediments to accumulate within the collection basins. If these materials are not cleaned out on a regular basis, stormwater may overflow the facilities and cause erosion damage offsite. Therefore, the design of any stormwater systems for the industrial areas shall be such that the maintenance and cleaning of the facilities are easily accomplished.

Alternative 1: Douglas County Transportation Services would continue to administer county standards and policies as a part of the Greater East Wenatchee Stormwater Utility for comprehensive surface and storm water management.

Alternative 2: Under the no-action scenario, Douglas County Transportation Services would continue to administer county standards and policies as a part of the Greater East Wenatchee Stormwater Utility for comprehensive surface and storm water management.

Mitigation Measures:

1. Design and construction of the stormwater facilities and road shall conform to the requirements contained in the Douglas County Code, including but not limited to Section 20.36, the applicable comprehensive plan, (Douglas County Countywide or Greater East Wenatchee Area Comprehensive Plan) and the Stormwater Management Manual for Eastern Washington (SWMMEW).
2. Erosion control measures shall be designed by an engineer in accordance with the Stormwater Management Manual for Eastern Washington (SWMMEW). Best Management Practices shall be employed to prevent runoff from flowing over the site slopes. Disturbed areas shall be re-vegetated and maintained throughout construction. Final grading shall incorporate permanent erosion control measures which routes stormwater runoff away from site slopes and directs the collected water to appropriate discharge locations.
3. The following core element requirements contained in the SWMMEW – Stormwater Management Manual for Eastern Washington, must be satisfied by the Developer prior to acceptance of the construction plans:
 - Core Element #1 Preparation of a stormwater site plan;
 - Core Element #2 Construction of stormwater pollution prevention;
 - Core Element #3 Source control of pollution;
 - Core Element #4 Preservation of natural drainage systems; and
 - Core Element #5 Runoff treatment.
 - Core Element #7 Operations and Maintenance
4. If individual/common plan of development for a proposal exceeds 1 acre of disturbed ground it would meet the threshold used by the Washington State Department of Ecology in administering their General Permit to Discharge Stormwater Associated with Construction Activity. If required, the permit shall be obtained prior to beginning ground breaking activities. Douglas County does not administer the Ecology permit.
5. Appropriate measures to prevent sediment from leaving the site shall be maintained until such time as all on-site soils are stabilized. Prior to any on-site grading taking place, a temporary erosion/sedimentation control plan (SWPPP-Stormwater Pollution Prevention Plan), showing the location and control measures intended to minimize the effects of erosion and siltation due to construction operations shall be submitted and accepted by the County. This plan shall be maintained on-site at all times and modified as necessary to address erosion issues as they arise. Additional erosion controls shall be implemented as necessary to prevent sediment from leaving the site.
6. Construction access shall be minimized as much as possible. A stabilized construction access for the site shall be shown on the Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall be submitted and accepted prior to on-site grading taking place.

Additional requirements applicable to short plats, major subdivisions and binding site plans

7. Stormwater facilities shall be located on a separate tract, under the functional control of the homeowners association. Douglas County shall have the right to periodically inspect these facilities to verify design capacity and operation. A perpetual access easement shall be granted to Douglas County and/or other governmental agencies with jurisdiction regarding stormwater.
8. An Operation and Maintenance Agreement shall be executed and recorded with the County Auditor for all private stormwater facilities. A standard form for this purpose Stormwater Operation and Maintenance Covenants has been developed to satisfy this requirement. Douglas County shall review and approve the agreement format, prior to recording by the proponent.

AIR QUALITY

Dust/Soils identified as having a wind erosion risk

The NRCS rates different soil types and their resistance to fugitive or blowing dust. Lands within both Alternatives 1 & 2 contain soils with low to moderate resistance to fugitive dust.

Fugitive dust can create extreme visibility reductions during severe windstorms creating traffic hazards and closing airports. Power outages, expensive cleanup costs, damage to computers and communications equipment from dust, transport of potentially harmful chemicals adhering to the soil particles, and loss of soil nutrients are some of the potential effects of fugitive dust. A positive impact is that nutrient enrichment can occur where fugitive dust is deposited.

Fugitive dust is a source of PM₁₀ which is one of the seven air pollutants the Environmental Protection Agency regulates under the National Ambient Air Quality Standards (NAAQS). To a lesser extent, fugitive dust is a source of PM_{2.5} which has proposed regulations pending under NAAQS. PM₁₀ and PM_{2.5} are defined as particulate matter with a mean diameter less than 10 microns and 2.5 microns respectively. These soil particles are very small, can remain suspended in the air for long periods of time, and are easily inhaled into the deep lungs. Increased risks of death and disease have been linked to periods of high outdoor PM₁₀ and PM_{2.5} concentrations. These fine particles can potentially be lifted thousands of feet into the atmosphere and transported across continents and oceans creating global health, ecological, and climate change impacts.

The soil properties and qualities that affect fugitive dust are size of surface soil particles, rock fragment content, organic matter content, calcium carbonate equivalent, aggregate stability and presence of a stable soil crust. Clay particles have a strong propensity to form relatively large, durable soil aggregates and not contribute appreciably to fugitive dust unless these aggregates are broken down by intensive surface disturbance. Soil moisture and the presence of frozen soil also influence fugitive dust. Activities which break down soil aggregates and crusts increase wind erosion and production of fugitive dust.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which all of the soil features affect the formation of dust. "Low resistance" indicates that the soil has features that are very favorable for the formation of dust. "Moderate resistance" indicates that the soil has features that are favorable for dust formation. "High resistance" indicates that the soil has features that are unfavorable for dust formation.

Numerical ratings indicate the level of vulnerability of the soil for dust formation. The ratings are shown in decimal fractions ranging from 1.00 to 0.01. They indicate gradations between the point at which a soil feature resists dust formation (1.00) and the point at which the soil feature is favorable to the formation of dust (0.00).

The industrial development projects, including site grading, road installation, building construction, and installation of utility lines will result in the removal of ground cover from the soil. Once exposed, the soil may be susceptible to wind and water erosion.

Alternative 1: The Washington State Department of Ecology – Air Quality Division is the agency with jurisdiction air quality and issues permits to development projects. Draft amendments to the Douglas County Code include revision to the site preparation standards in the industrial district that reflect the WSDOE's role. The draft requires that with proposed development projects the WSDOE Air Quality Permit be submitted.

Industrial development at the Pangborn ISB is within the Pangborn Memorial Airport Overlay District. Development standards within the airport overlay district prohibit uses, buildings, or structures that emit emissions of fly ash, dust, vapor, gases or other forms of emissions that may conflict with any planned operations of the airport.

Road construction associated with the development of the industrial park must take all necessary precautions to ensure dust emissions do not exceed standards established by the Washington State Department of Ecology and do not interfere with the normal operation of the airport.

Alternative 2: Without amendment, the Douglas County Code in Chapter 18.60 requires the submittal of a dust abatement and water supply plan associated with all site

preparation. The Department of Ecology – Air Quality Division maintains jurisdiction to enforce the state adopted air quality standards.

MITIGATION:

- Prior to the commencement of any site preparation work, including grading and excavation, an approved Washington State Department of Ecology Air Quality permit shall be submitted to the county.
- A revegetation plan may be required for the reclamation of all areas exposed by grading and/or excavation. The revegetation plan shall incorporate the use of Natural Resource Conservation Service prescribed certified weed free native seed for areas not proposed for domestic landscaping. The revegetation plan must address long-term maintenance to ensure success.

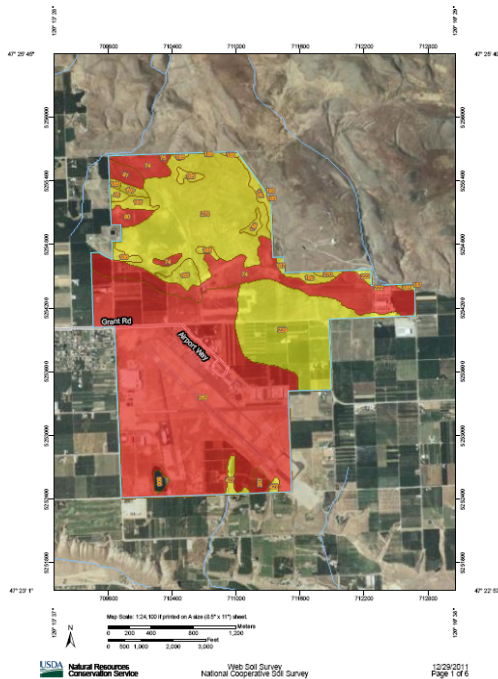
Fugitive Dust Resistance— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Low resistance	206.1	62.2%
Moderate resistance	545.2	37.5%
Null or Not Rated	5.2	0.4%
Totals for Area of Interest	1,457.5	100.0%

Fugitive Dust Resistance—Douglas County, Washington

Fugitive Dust Resistance— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Low resistance	284.4	52.2%
Moderate resistance	248.5	45.6%
Null or Not Rated	12.2	2.2%
Totals for Area of Interest	545.2	100.0%

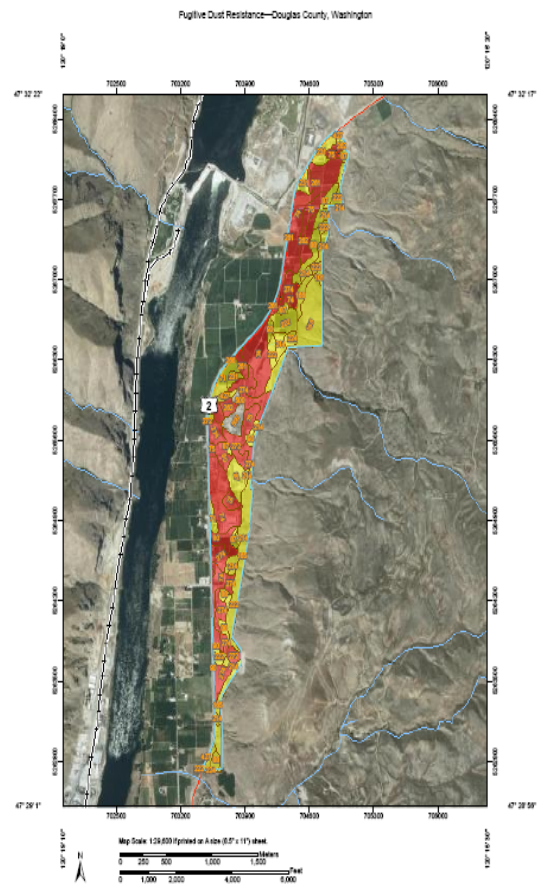
MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
- Soil Ratings
 - Low resistance
 - Moderate resistance
 - High resistance
 - not rated or not available
- Political Features
 - Cities
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads
 - Local Roads



MAP LEGEND

- Area of Interest (AOI)
 - Area of Interest (AOI)
- Soils
 - Soil Map Units
- Soil Ratings
 - Low resistance
 - Moderate resistance
 - High resistance
 - not rated or not available
- Political Features
 - Cities
- Water Features
 - Streams and Canals
- Transportation
 - Rails
 - Interstate Highways
 - US Routes
 - Major Roads



LAND USE

Local Comprehensive Plan:

Douglas County Countywide Comprehensive Plan, Chapter 3 Land Use
Greater East Wenatchee Comprehensive Plan, Chapter 3 Land Use

Applicable County Codes:

Douglas County Code Title 15 Buildings and Construction
Douglas County Code Title 17 Subdivisions
Douglas County Code Title 18 Zoning
Douglas County Code Title 19 Environment
Douglas County Code Title 20 Development Standards

Applicable City of East Wenatchee Codes:

City of East Wenatchee Code Title 15 Buildings and Construction
City of East Wenatchee Code Title 16 Subdivisions
City of East Wenatchee Code Title 17 Zoning
City of East Wenatchee Code Title 18 Environment

Existing & Surrounding Land Uses:

Pangborn –

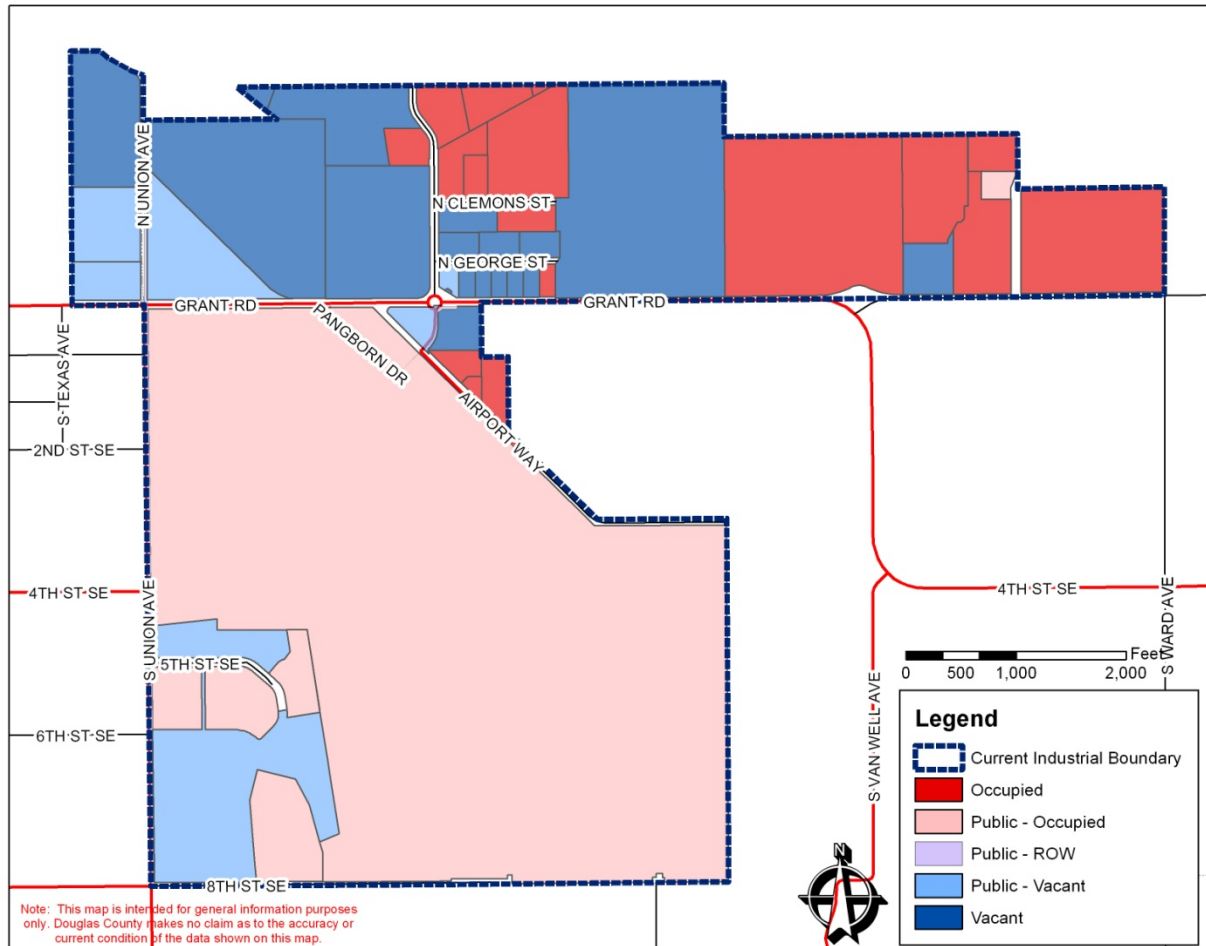
The Pangborn Industrial Service Boundary is a 942 acre stand-alone Urban Growth Boundary located approximately 1.8 miles east of the City of East Wenatchee limits. The Pangborn Industrial Service Boundary includes privately owned industrial properties, the Port of Douglas County, the Pangborn Memorial Airport and supporting facilities. The airport facility is run by the Port of Chelan County while the Port of Douglas County managed the industrial property around the airport owned by the port. This site is an ideal location for industrial air-related activities. Activities located in this area are designed to be compatible with both airport activities and surrounding agricultural resource land. Grant Road is the major arterial serving this site and offers good access to all properties.

The Pangborn Memorial Airport and contiguously owned properties is the largest land owner occupying approximately 470 acres of the UGB. Nearly 70% of the UGA is involved in an industrial use; including aircraft related businesses, airport facilities, communication facilities, manufacturing, retail/service, and construction contracting businesses. Vacant industrial parcels range in size from 1 acre to nearly 70 acres.

The Pangborn ISB is surrounded by agricultural lands of long-term significance. To the north are lands designated as Dryland Agriculture and to the south, east, and west Commercial Agriculture 10.

Table 1 - Pangborn ISB Land Use Analysis

Status	Parcels	Acreage	Percentage
Occupied	17	150.98	16.61%
Public - Occupied	6	478.34	52.62%
Public - ROW	4	4.88	0.54%
Public - Vacant	7	83.86	9.23%
Vacant	18	190.94	21.01%
Total	52	909.00	100.00%



Baker Flats –

The Baker Flats Industrial area is located east of SR2/97 and west of the Douglas County 115 KV Transmission Line. It exhibits some topographical changes, sloping from east to west. The basalt cliffs serve as its eastern boundary while State Route 2/97 Highway serves as the western boundary. North of the existing boundary and west of SR 2/97 are

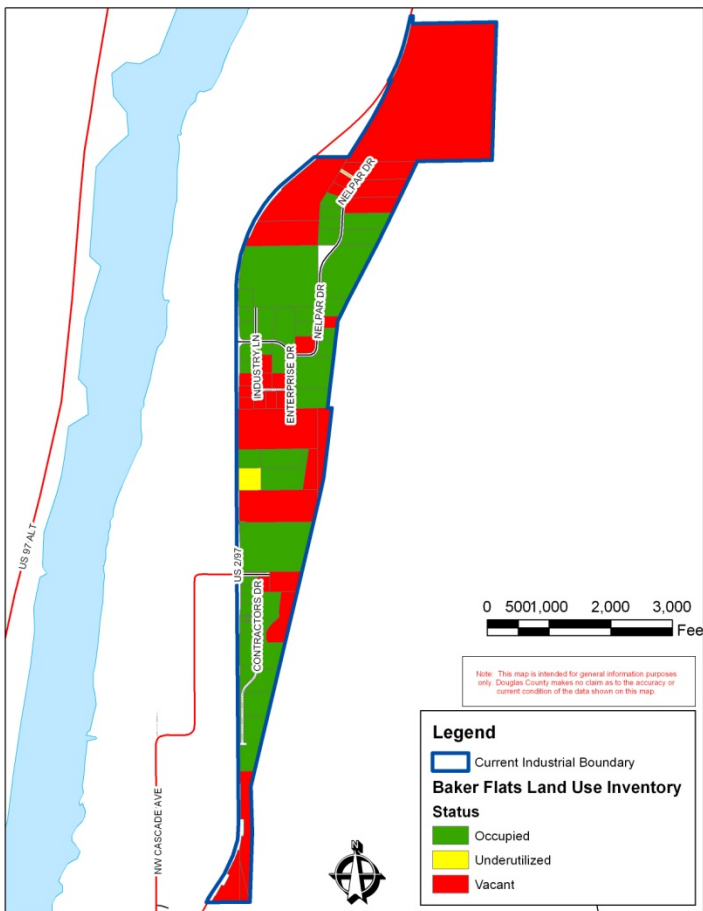
designated agricultural lands of long-term significance (Commercial Agriculture 5 &10). To the South, the district adjoins the low-residential district.

The district is ideally location for industrial activities due to its proximity to a major highway system, availability of domestic water and location to service centers and the populated centers of Wenatchee and East Wenatchee. In addition the area is buffered on three sides by topographical features.

The land use analysis, Table 2, shows that 42% of the district is involved in an industrial use. Just over 57% of the district is vacant. According to the Douglas County Assessor Office uses within the consist of a mix of wholesale trade, manufacturing, retail sale, distribution, contract construction services, agriculturally related industries, and lands in agricultural production.

Table 2 - Baker Flats Land Use Analysis

Status	Parcels	Acreage	Percentage
Occupied	50	161.12	42.16%
Underutilized	1	3.04	0.80%
Vacant	30	217.96	57.04%
Total	81	382.12	100.00%



Land Use Compatibility –

Factors that influence the degree to which different land uses in an area are compatible include: development intensity; specific impacts associated with a use or development, such as traffic, noise, air emissions or odor, light and glare, building form and height, aesthetics, and public safety; and the sensitivity of a given land use to those impacts. Land uses with significantly different intensities, impacts or sensitivities can pose compatibility issues when located in close proximity because they can each negatively impact the continued viability of adjoining uses.

Airport Compatibility

The Pangborn Memorial Airport is considered a public-use general aviation regional service airport. There are a number of land uses that pose compatibility concerns when located near airports. Residential uses, schools and noise-sensitive indoor and outdoor uses are generally considered to be incompatible with airports due to the adverse effects of noise on these uses. Other uses that may be incompatible because they pose safety concerns to aircraft and airport operations include:

- Tall structures such as buildings, wind farms, and antenna,
- Uses and natural features that attract birds,
- Power plants and other facilities that generate steam or thermal plumes,
- Uses that create smoke, dust or glare,
- Lighting that can be confused with airport lights, and
- Uses that can generate electronic interference with aircraft communications or navigation.

Airports can also impact surrounding land uses because of the potential for damage to property and injury to people on the ground in the event of an accident. Generally, uses that concentrate large numbers of people, schools, hospitals, and critical community infrastructure, including power plants and emergency communications facilities, should not be located in close proximity to the airport runway. Airport-related compatibility concerns can be addressed through comprehensive plan policies, development standards and/or performance standards.

The Countywide Comprehensive Plan includes goals and policies to discourage incompatible uses. The Douglas County Code in Chapter 18.65 Airport Overlay District includes specific regulations to restrict uses that may create conflicts with the operation of the airport.

Alternative 1: Douglas County conducted an industrial Land Capacity Analysis, attached as Exhibit E, to determine if additional industrial land was needed in order to meet the 20 year planning horizon of the Comprehensive Plan,. The results of the analysis indicated that 520 acres of industrial lands is needed. Through a public planning process with the Douglas County and City of East Wenatchee Planning

Commissions held several workshops and an open house regarding potential expansion areas and draft amendments to the Douglas County Code. The expansion areas listed in Alternative 1 are a result of this planning process. The Planning Commissions reviewed the expansion areas in relationship to consistency with the Regional Policy Plan, the Countywide and Greater East Wenatchee Comprehensive Plan goals and policies, attached as Exhibit F and consistency with the Washington Administrative Code 365-196-310, attached as Exhibit G.

The draft expansion areas adjacent to the Pangborn Memorial Airport must be reviewed for consistency with the Airport Overlay Regulations in DCC 18.65. Both areas have small areas in which Zone 3 overlays the area. This total encumbrance is only 4.9 acres. The elevation and topography of the North study area presents challenges to the ability to utilize the entire area for industrial purposes. Approximately 24 acres or 7% of the study area are located within the area identified as naturally penetrating into the FAR Part 77 airspace. An analysis of height constraints identified the following:

Land area above the 1398' contour (FAR Part 77 Natural Obstruction)	~ 25 ac or 7%
Land area above the 1358' contour (represents 40' below the Natural Obstruction or the maximum building height of industrial structures without increasing the height by increasing the structure setback)	~ 56 ac or 15%
Land area above the 1318' contour (represents 80' below the Natural Obstruction of the maximum height allowed in the district by increasing the height of the building by increasing the structural setback as authorized by DCC 18.60.060(4).	~127 ac or 35%

These areas encumbered by height restrictions may still be utilized for industrial uses after the applicant and the Airport complete an elevation analysis. The Airport has indicated that it is willing to work with individual property owners on a case by case basis to determine if these areas may be utilized for industrial purposes.

Alternative 2: This option assumes continued industrial growth at current rates. Both Baker Flats and Pangborn have vacant lands that can accommodate industrial development for several years. The current development regulations adequately implement the comprehensive plan policies and guide industrial development. As development occurs the amount of vacant lands will decrease causing an increase in the value of industrial lands which may hinder future development.

Mitigation Measures:

1. Development shall occur consistent with the adopted Comprehensive Plans and development regulations.

CULTURAL RESOURCES

The lands surrounding the Great East Wenatchee area were historically inhabited by Native American peoples. Major earthwork associated with the installation of utilities and roads may lead to the discovery of Native American artifacts. Some known sites have been documented while others remain hidden underneath the earth. Under both alternatives, Federal, State, and local laws and policies govern the protection and preservation of discovered artifacts.

The Pangborn ISB is in close proximity to the Richey-Roberts Clovis site (45DO482), a significant recorded Clovis culture (ca. 11,000-11,500 years age) archeological site of unknown extent. The site was discovered in May of 1987 on private property located within 30 feet of the south side of Grant Road and approximately 200 feet west of the Grant Road and Airport Way intersection. Details of the site and its' study are detailed in numerous reports and surveys.

Archaeological resources may be discovered during the grading/construction of the proposed Industrial development. Undocumented resources may be damaged or destroyed if appropriate mitigation measures are not incorporated into grading and excavation projects.

Alternative 1: Douglas County relies on the expertise of the Washington State Department of Historic Preservation (WSDOHP), the Confederated Tribes of the Colville, and the Yakima Nation during the review of development projects. Development applications are routinely referred to these organizations. Under this alternative, this same procedure would be followed as would compliance with all Federal, State, and Local codes and regulations.

Alternative 2: Under the No Action alternative, the process and procedures outlined above would continue to be in place. Protection and preservation of discovered artifacts are protected by Federal, State, and Local codes and regulations.

Mitigation:

1. Observers from the Tribe and/or State shall be allowed to monitor the site during clearing, grubbing, grading and construction of the site.
2. Should any archaeological resources be discovered during grading/construction, all work that would affect the discovered resources must be stopped until the proper authorities have been notified and appropriate steps taken to protect the resources.
3. Any archaeological or historic resources identified will be evaluated in consultation with the Colville Confederated Tribe and the Washington State Office of Archaeology and Historic Preservation. Any mitigative steps required will be developed through this review process.
4. Prior to any excavation, grading or construction within the proposed rezone area below a depth of 80 cm from existing ground elevation it shall be the

responsibility of the developer to notify the Colville Confederated Tribes and the State of Washington by certified mail as specified in item (f).

5. Also, prior to the placement of any utilities within the proposed rezone area it shall be the responsibility of the developer to contact the Colville Confederated Tribes and the State of Washington by certified mail as specified in item (f). Utilities would include, but are not limited to water, irrigation, sewer, drainage, power, telephone, roads, etc.
6. Notification shall be made 15 days prior to any construction and/or placement of utilities. Said notice shall indicate the type of infrastructure, location, amount of excavation, depth, and documentation on the matter in which consideration is being given to cultural resource discoveries.
7. Prior to the issuance of a building permit for any approved operation on the site, the developer must submit a site plan indicating the location of all utilities, roads and structures.

AESTHETICS/FORM OF DEVELOPMENT

Douglas County and the City of East Wenatchee have established policies and guidance on the form and appearance of the two industrial areas. Each comprehensive plan includes guidance that directs that the industrial areas include provisions for attractive transitions between land uses designations, buffering incompatibilities, establishing attractive corridors, frontages and parking areas while accommodating and encouraging necessary infrastructure and effective development patterns for industrial use.

Uses are defined in the General Industrial District, Chapter 18.60 DCC for both industrial areas. Douglas County maintains and adopts the codes and development standards for both industrial areas. No industrial land is within the city limits at this time. The General Industrial District includes permitted, accessory, conditional uses, and lists prohibited uses. The Pangborn Industrial Service Area does maintain some specific additional uses, as proposed, located south of Grant Road within the existing and proposed boundaries. This area contains airport facilities, port district facilities; and industrial development, some of which is related to or benefits from airport operations. As proposed, additional uses would be permitted in this area that are often in close proximity to airports.

Additional flexibility is proposed for airport operations with respect to setbacks, given the unique nature of airport operations. The Airport Overlay District, DCC 18.65, provides specific standards to protect airport operations which impact uses, intensity and form of development in the Pangborn Industrial Service Area.

Proposed changes to DCC 18.60 the General Industrial District and DCC Chapter 20.40 Landscaping would provide flexibility for property owners to have more control over site design. Lot coverage standards are proposed to change so that a fixed amount of maximum lot coverage would no longer apply after all other development standards had

been met. Additionally, landscaping standards can be varied for combined landscaping with stormwater facilities as well as opportunities for low water consumption landscaping.

Light standards are established in Section 18.16.270 DCC to address impacts to adjacent properties. Building and Fire Code standards are found in Title 15 DCC and also provide standards on the form and nature of development in industrial areas for the protection of the public health, safety and general welfare. The development and performance standards of Chapter 18.60 DCC further guide the form and nature of development in the industrial areas.

Alternative 1: Since the inception of the District, the provisions in Douglas County Code have generally functioned well for the development and growth of the two areas, and have provided an attractive functional industrial land base for industrial uses. Proposed amendments to Douglas County Code should increase the wise use of the industrial resource base by increasing flexibility while maintaining attractive land use transitions, corridors, and frontages for industrial use. Changes should also increase the sensitivity in the code to needs and opportunities associated with Pangborn Memorial Airport, an essential public facility.

Alternative 2: The no-action alternative would continue with existing code provisions in place today. These provisions have generally functioned well. However, not incorporating the code amendments would not address issues that have been identified over time and opportunities for efficient site design and development in the development of the two industrial areas.

Mitigation Measures:

1. Douglas County Countywide Comprehensive Plan
2. Greater Wenatchee Area Comprehensive Plan
3. Douglas County Code

TRANSPORTATION

The Countywide and Greater East Wenatchee Comprehensive Plans both include goals and policies that guide the planning and development of the transportation system to achieve an efficient, coordinated, and safe transportation network. The plans recognize that the new residential, commercial, and industrial development create impacts or deficiencies to the transportation network that must be mitigated with through on-site and/or off-site improvements. The City of East Wenatchee and Douglas County have adopted road and street standards to ensure a coordinated and consistent development of the transportation system. Transportation system deficiencies identified through the development review process and approved traffic impact studies are mitigated according to the adopted road/street standards and adopted comprehensive plan policies.

Pangborn Industrial Service Boundary:

Grant Road is the primary transportation corridor through the industrial service center and to the airport. Grant Road intersects with State Route 28 within the boundaries of the City of East Wenatchee. Approximately 4.5 miles from the SR 28 intersection, Grant Road intersects and turns into South Van Well Avenue then turns into 4th Street SE which in turn becomes Battermann Road. Battermann Road intersects with State Route 28 east of the City of Rock Island. This transportation network connects the industrial service area with the major population centers in the Wenatchee Valley and the primary transportation corridor (SR 28) into and out of the area. There is no rail access to the industrial district. Air freight service is available.

Within the industrial boundary, there are two road intersections: at Union Ave. and a roundabout at Urban Industrial Way and Airport Way. Grant Road extends through the district, with the latter portion of Grant Road is not paved as it approaches the intersection with South Ward Avenue.

North Union currently serves a farm residence and an agricultural warehouse/cold storage building. The majority of the industrial district accessed by North Union is within Airport Safety Zone 1. South Union to 8th street SE serves as the western boundary of the industrial district. Several industrial and agricultural business and facilities access directly from this street or from internal roads that connect to it. The roundabout at Urban Industrial Way and Airport Way serves as the primary industrial access point to the airport and industrial development north and south of Grant Road.

Van Well Avenue has been identified for federal safety funding through the High Risk Rural Roads Program (HRRRP) administered through the Highways & Local Programs division of the Washington State Department of Transportation. Roadways identified by the federal safety programs are based on high traffic and accident issues. Solutions for safety needs include use of intersection improvements such as additional roundabouts in this corridor as per findings of the Gibson Traffic Consultant analysis (November 2008). Grant Road re-alignment options and impacts will also be part of the airport runway extension.

A second access corridor parallel with Grant Road includes improvements to 4th Street SE from the East Wenatchee City Limits to Union Avenue to 10th Street SE south of the airport to Van Sickle Avenue, 12th SE to Ward Avenue connecting back to 4th Street (also known as Battermann Road). This corridor improvement plan is identified in the Countywide Comprehensive Plan. A third access corridor to the east and north of the airport industrial district includes improvements connecting Urban Industrial Avenue to 10th Street NE continuing northerly along Fancher Heights to Eastmont Extension.

Impacts: Transportation system improvements required as a result of development are determined in review of the Douglas County Comprehensive Plan goals and policies and the Douglas County Roads Standards (DCC Title 12), and approved traffic impact studies, (DCC Title 20) by the Douglas County Engineer. New industrial development

may require on-site and off-site transportation system improvements as determined by the County Engineer utilizing information provided in a traffic impact analysis submitted by the developer or by determining if road deficiencies exist.

Urban Industrial Way serves the industrial development north of Grant Road including to industrial expansion north of the current boundary as described in Alternative 1. Urban Industrial Way is currently classified as a local access/minor public road. As development occurs north into the area described in Alternative 1, both off-site and on-site road improvements, including provisions to provide secondary access to the industrial expansion, will be required in order to ensure adequate access and connectivity through the industrial district, maintain existing levels of service standards, and for public safety.

Airport Way serves the Airport and industrial development south of Grant Road. The Countywide Comprehensive Plan includes polices to extend Airport Way to connect with South Van Well Ave. Completion of this project will provide an alternate ingress/egress point and improve connectivity. As development occurs in this area and adjacent industrial land as described in Alternative 1, internal roads will connect to Airport Way requiring on-site and off-site improvements. Direct access to Grant Road shall be prohibited.

Baker Flats Industrial District:

The Baker Flats Industrial District and draft expansion areas described in Alternative 1, are located east of SR 2/97 North of East Wenatchee. Two county roads, NE Cascade and Enterprise Dr, which intersect the State Route and provide the primary means of access to the district and the majority of the existing industrial development and vacant land through an internal road network. There are several existing single access driveways scattered throughout the district.

Impacts: Transportation system improvements required as a result of development are determined in review of the Douglas County Comprehensive Plan goals and policies and the Douglas County Roads Standards (DCC Title 12) by the Douglas County Engineer. New industrial development may require on-site and off-site transportation system improvements as determined by the County Engineer and/or WSDOT utilizing information provided in a traffic impact analysis submitted by the developer or by determining if road deficiencies exist.

The expansion area identified for Baker Flats in Alternative 1, north of the current boundary will require a new connection point to State Route 2/97. The connection point could either be in proximity to mile post (MP) 132.54 within the managed access area, and would connect to an internal road system that may extend to Nelpar or; the access point could be located at MP 131.87 with an internal road system which serves the expansion area and extends to Nelpar.

Development of the approximately 92 acres located adjacent to the existing northern boundary of the East Wenatchee Urban Growth Area will require an access point to State Route 2/97, either via an extension of Orange Blossom Road or via an access point at MP 131.87, that connects back to Nelpar.

Alternative 1: Douglas County Transportation Services would continue to administer county standards and policies for the county transportation system and coordinate with the City of East Wenatchee, Washington State Department of Transportation, and the Metropolitan Transportation Organization as applicable. Under this scenario, additional transportation corridors would be necessary in order to facilitate the efficient movement of goods and services while protecting the public health safety and general welfare.

Alternative 2: Under the no-action scenario, Douglas County Transportation Services would continue to administer county standards and policies for the county transportation system and coordinate with the City of East Wenatchee, Washington State Department of Transportation, and the Metropolitan Transportation Organization as applicable

Transportation Mitigation Measures:

1. Douglas County Countywide Comprehensive Plan, Chapter 6
2. Greater East Wenatchee Comprehensive Plan, Chapter 8
3. Douglas County Code Title 12 Roads and Bridges
4. Douglas County Code Title 15 Buildings and Construction
5. Douglas County Code Title 20 Development Standards
6. Final plans for on site and off site road improvements designed by a professional engineer licensed in the State of Washington shall be submitted to and approved by Douglas County prior to construction. Construction plans shall be prepared in accordance with the requirements of Douglas County Code Chapters 12, 17, and 18, and with the current Douglas County Road Standards as updated at the time of final plat approval, and other applicable existing code requirements.
7. Final design plans for the improvements in public rights-of-way and affecting existing public facilities require County acceptance prior to the start of construction.
8. All grading and excavation shall conform to Douglas County Code, *Chapter 15.36 GRADING AND EXCAVATION*.
9. Frontage Improvements shall be addressed as specified in Chapter 12.50.150 *Transportation System and Frontage Improvements*, of the Douglas County Road Standards. Off-site frontage improvements are required in accordance with Douglas County Code Section 12.50.150, *Transportation System and Frontage Improvements*. Off-site frontage road improvements shall include dedication of right-of-way and easements, widening, curb, gutter and sidewalk, stormwater infrastructure and relocation of utilities as necessary for the construction of the required improvements. Extension of the required frontage improvements shall be required in order to provide continuity of the pedestrian circulation facilities serving proposed development and neighboring properties.

10. The required road improvements to facilitate development may include:
 - Dedication of right-of-way for county road construction in accordance with County Road Standards Dedication of right-of-way for an approved as required.
 - The inclusion of permanent cul-de-sacs is strongly discouraged as they inhibit road and pedestrian network circulation (see 12.52.040 *Design Requirements, L. Cul-de-Sacs and Dead-End Roads* for specific requirements) and are not consistent with the County Comprehensive Plan.
 - Final configuration of the county roads and intersections are subject to review and acceptance by the County Engineer.
11. All new or revised driveways and accesses onto a County Road (including temporary or construction accesses) require an approved access permit as per the procedures in DCC 12.24, *Approaches to County Roads*.
12. Illumination shall be designed and installed consistent with Douglas County Code Section 12.57.100 *Roadway Illumination*, and follow Douglas PUD Standards for un-metered lights. The applicant shall be responsible for PUD charges for connection of street lights to the transformer or hand hole.
13. Damage to existing roads, both public and private resulting from construction activities (including utility extensions required to provide necessary services to the proposed development) shall be repaired to the satisfaction of Douglas County, by the applicant. The extent of repair and/or replacement of existing roads will be determined during construction plan review and during field inspection of the proposed work within the right-of-way. Repairs shall be completed prior to final approval. Repair of existing road surfaces may include overlays of the existing road surface, full or half width, depending upon the extent of impact to the existing road surface due to the construction activities. Existing moratoriums on public roads may limit utility work to boring or pushing. DCC 12.20.060, *Specific requirements - Underground utilities*
14. The applicant shall be responsible for preventing mud, dirt and debris from leaving the site, including stormwater runoff from being tracked or otherwise discharging onto the public right-of-way or adjacent properties.
15. Urban Industrial Way serves the industrial development north of Grant Road including to industrial expansion north of the current boundary as described in Alternative 1. Urban Industrial Way is currently classified as a local access/minor public road. As development occurs north into the area described in Alternative 1, both off-site and on-site road improvements, including provisions to provide secondary access to the industrial expansion, will be required in order to ensure adequate access and connectivity through the industrial district, maintain existing levels of service standards, and for public safety.
16. Airport Way serves the Airport and industrial development south of Grant Road. The Countywide Comprehensive Plan includes polices to extend Airport Way to connect with South Van Well Ave. Completion of this project will provide an alternate ingress/egress point and improve connectivity. As development occurs in this area and adjacent industrial land as described in Alternative 1, internal roads will connect to Airport Way requiring on-site and off-site improvements. Direct access to Grant Road shall be prohibited.

17. The expansion area identified for Baker Flats in Alternative 1, north of the current boundary will require a new connection point to State Route 2/97. The connection point could either be in proximity to mile post (MP) 132.54 within the managed access area, and would connect to an internal road system that may extend to Nelpar or; the access point could be located at MP 131.87 with an internal road system which serves the expansion area and extends to Nelpar.
18. Development of the approximately 92 acres located adjacent to the existing northern boundary of the East Wenatchee Urban Growth Area will require an access point to State Route 2/97, either via an extension of Orange Blossom Road or via an access point at MP 131.87, that connects back to Nelpar.

Additional requirements applicable to short plats, major subdivisions and binding site plans

19. Five foot utility easements are required along all lots or tracts with county road frontage in accordance with the Douglas County Road Standards.
20. As necessary, a private access maintenance and improvement agreement shall be recorded and AF# referenced on the face of the final plat. It shall be clearly noted that Douglas County will not maintain private accesses.
21. Prior to final plat approval, requirements for acceptance of the constructed improvements shall be met in accordance with the Road Standards, including Section 12.56.110 *Final Acceptance*, and 12.50.110 *Performance Assurance, B. Maintenance Performance*.
22. Prior to final plat approval and/or release of financial security, the engineer of record shall provide written certification that the final construction plans for the internal road, utility plans, stormwater systems, and site grading plans have been constructed in accordance with the conditions of approval, Douglas County Code, the approved construction plans, and geotechnical assessments. Monitoring shall be required as determined appropriate by the engineer or geologist of record and in accordance with the Douglas County Road Standards, with final reports submitted to Douglas County.
23. All improvements shall be in place prior to final plat approval, or a subdivision agreement must be entered into between the applicant and the county. The subdivision agreement shall specify surety, time frames, etc. If the developer elects to enter into a subdivision improvement agreement, an appropriate financial security such as a surety bond or irrevocable standby letter of credit shall accompany said agreement in accordance with DCC 14.90, *Performance Assurance and Guarantee*. Bonding of improvements in lieu of construction shall be at the discretion of Douglas County.
24. Prior to final approval a 1-foot non-vehicular access easement may be required to be recorded. Access to adjoining parcels shall be authorized only after extension of the full improvements.

PUBLIC SERVICES AND UTILITIES:

The continued development and expansion of the two industrial areas will place demands on public and utility service providers in order that appropriate provisions can be met for the public health, safety and general welfare. Public services and utilities

most likely impacted by the proposal would include the East Wenatchee Water District, Douglas County Public Utility District, Douglas County Sewer District, Douglas County Fire District #2, Greater Wenatchee Irrigation District, and Wenatchee Reclamation District. Both comprehensive plans and implementation standards require that adequate provisions for urban governmental services be provided within urban growth areas.

Both industrial areas are within urban growth boundaries and need to be served by appropriate urban governmental services. The Pangborn Industrial Service Area has sewer service available, provided by the Douglas County Sewer District. The Baker Flats Industrial Area in the East Wenatchee Urban Growth Area does not currently have sewer service. In order to serve the expansion of the Baker Flats industrial area, the Douglas County Sewer District has indicated that a new sewer plant would have to be constructed. Of the 136 acres of proposed expansion for Baker Flats, approximately 98 would be available for industrial use, not encumbered by power line easements. It is not financially feasible to construct a new sewer plant for the expansion of this area. WAC 365-196-320(f) establishes parameters when it may be appropriate to serve urban growth areas by on-site sewer systems.

63% of the lots in the Baker Flats industrial area are developed and served by onsite septic systems. The length of the District is roughly 2.76 miles, of this almost 85% of the length of the District has been served by onsite septic systems. No public sewer service is provided in Baker Flats. It would be difficult and costly to extend sewer service within the existing boundary given that the majority of the boundary has been served by onsite-septic systems. It would be cost prohibitive to add a new sewer treatment plant for the expansion area, funded primarily by an approximately 136 acre expansion of the District.

“(f) The use of on-site sewer systems within urban growth areas may be appropriate in limited circumstances where there is no negative effect on basic public health, safety and the environment; and the use of on-site sewer systems does not preclude development at urban densities. Such circumstances may include:” The development of the Baker Flats area has been highly successful with no evidence of negative impacts to basic public health, safety and the environment.

“(i) Use of on-site sewer systems as a transitional strategy where there is a development phasing plan in place (see WAC 365-195-330); or”

“(ii) To serve isolated pockets of urban land difficult to serve due to terrain, critical areas or where the benefit of providing an urban level of service is cost-prohibitive; or” The remainder of undeveloped land in the District and the minor expansion would be cost-prohibitive to serve with public sewer service.

“(iii) Where on-site systems are the best available technology for the circumstances and are designed to serve urban densities.” 51 industrial uses have located in the Baker Flats industrial area served by onsite septic systems. The average annual

growth rate for manufacturing in Douglas County was 10.8% between 2002-2009 compared to minus 2.6% for Chelan County and minus 1.6% for Grant County in the same time periods.

Douglas County and the City of East Wenatchee do not provide utility services. Each purveyor has established standards and requirements for the extension and installation of services. In coordinating development review, Douglas County relies upon each entity to provide verification that their respective standards have been met and the services will be provided for. Douglas County has coordinated with the utility purveyors in this process to ensure that the development and expansion of the two industrial areas can be accommodated. In addition to the purveyors providing utility services in these areas, Douglas County contracts with the Douglas County Fire District #2 for the services of the Fire Marshal in implementing Fire Code Standards under Title 15 DCC. Both county and city codes rely upon the Chelan - Douglas Health District to verify that adequate provisions for domestic water and sanitary wastes have been addressed.

Alternative 1: In coordination with the utility purveyors, each area of expansion can be accommodated within the capacities of each purveyor. Necessary improvements and extensions would have to meet the standards of each purveyor. Douglas County would continue to rely upon the individual purveyors, Fire District #2, and the Chelan-Douglas Health District to verify that adequate provisions had been made for utilities and services.

Alternative 2: Under the no-action scenario, Douglas County would continue to rely upon the individual purveyors, Fire District #2, and the Chelan-Douglas Health District to verify that adequate provisions had been made for utilities and services. Necessary improvements for development within existing boundaries would have to meet the standards of each purveyor.

Mitigation Measures:

1. The requirements for the installation and extension of utilities and services by the East Wenatchee Water District, Douglas County Sewer District, Douglas County Public Utility District, Greater Wenatchee Irrigation District, and Wenatchee Reclamation District.
2. Requirements of the Chelan-Douglas Health District and Douglas County Fire District #2
3. The Douglas County Countywide Comprehensive Plan and the Greater East Wenatchee Area Plan
4. The standards and regulations in the Douglas County Code.

ENVIRONMENTAL HEALTH:

Uses within the two industrial areas typically have a greater range of potential impacts to surrounding uses and the environment than other forms of urban development. In general, the most intense uses outlined in the General Industrial District standards of

18.60 DCC are evaluated as conditional uses all will have individual environmental review under the proposed planned action environmental review approach. All uses in the District must adhere to locally adopted provisions for maximum noise thresholds; and must meet federal, state and local requirements for the protection of the public health, safety and general welfare from potential impacts of the release of toxins to the environment or the risk of explosion.

Chapter 8.04 Noise DCC sets specific maximum noise levels for industrial uses and also regulates impacts to adjoining non-industrial uses. The Douglas County Sherriff's Office enforces these standards. The potential of explosion associated with an industrial use is regulated under the Douglas County Fire Code under Title 15 DCC, as administered by the Douglas County Fire Marshal under contract with Fire District #2. Additional agencies which regulate the risk of explosion or explosive materials include the Washington State Labor and Industries, and the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF). The evaluation of the potential release of toxins from an industrial use is regulated by a number of local, state and federal agencies. These agencies include the Chelan-Douglas Health District, the Washington State Department of Health, the Washington State Department of Ecology, the Washington State Department of Labor and Industries, and the United States Environmental Protection Agency. In coordinating development review, Douglas County relies upon the agencies with regulatory authority and expertise to ensure that these environmental issues are addressed.

Alternative 1: The Douglas County Sherriff's Office would enforce noise standards for the existing and proposed expansion of the two industrial areas. The Douglas County Fire Marshal would continue to regulate the risk of explosion under the provisions of Title 15 DCC in concert with state and federal authorities where applicable. Douglas County would continue to rely upon local, state and federal review and authority to protect the public health safety and general welfare from the potential release of toxins from industrial uses.

Alternative 2: Under the no-action scenario, The Douglas County Sherriff's Office would enforce noise standards for the existing two industrial areas. The Douglas County Fire Marshal would continue to regulate the risk of explosion under the provisions of Title 15 DCC in concert with state and federal authorities where applicable. Douglas County would continue to rely upon local, state and federal review and authority to protect the public health safety and general welfare from the potential release of toxins from industrial uses.

Mitigation Measures:

1. The standards and statutory provisions of the Chelan-Douglas Health District, the Washington State Department of Health, the Washington State Department of Ecology, the Washington State Department of Labor and Industries, and the United States Environmental Protection Agency
2. Douglas County Code

CONCLUSIONS

As described previously, the primary purpose of the supplemental environmental analysis is to help focus on issues that were not addressed within the existing environmental documents for the Douglas County Countywide Comprehensive Plan and the Greater East Wenatchee Area Plan and review amendments in relation to their effects on the environment.

Several general observations can be made:

- Under the preferred alternative, Alternative 1, environmental impacts for permitted and accessory uses in the General Industrial District can be addressed by identified mitigation measures. Conditional uses in the General Industrial District would need to be further addressed as part of project-level review of individual proposals or through a more detailed area-wide analysis.
- Alternative 1 provides improvements to the efficient cost effective use of industrial lands, and a greater level of deference to Pangborn Memorial Airport, an essential public facility.
- In general, impacts under Alternative 2 would not necessarily be greater than Alternative 1, but the alternative would not take advantage of an opportunity to improve the standards used in the Industrial District, based upon the experience gained since the District was adopted. Additionally, not expanding the Districts at this time would delay the review until a later date, no later than 2017, and require an expenditure of additional county and city resources to update the analysis conducted for this process.
- Alternatives 3 and 4 are inconsistent with adopted county and city policies.
- Continued population and employment growth in the County will increase the number of vehicle trips on state and county arterials.
- Adding more employment to the area may increase noise levels, air quality and/or ground water impacts both from short-term construction activities and from long-term "general" sources caused by industrial uses in an urban environment.
- A growing work force and increased industrial land base will increase the need for services and utilities .

E. IMPLEMENTATION

Amendment proposals include edits, modifications and additions to the goals, policies, tables and analysis of the Greater East Wenatchee Area Comprehensive Plan and Douglas County Countywide Comprehensive Plan; the re-designation of lands on the Comprehensive Plan Land Use Map within unincorporated areas of the East Wenatchee Urban Growth Area and the Pangborn Industrial Service Area; and amendments to the Douglas County Development Code to reflect policy and map amendments. Concurrent with the adoption of the plan amendments and code changes Douglas County intends to adopt a planned action ordinance to expedite the permitting process for development in designated industrial areas where impacts have been addressed under the environmental review of this supplemental EIS in concert with existing environmental documents adopted by reference.

F. PHASED REVIEW

The environmental review included in this FSEIS is part of a phased review to determine if existing industrial land supply is sufficient to address industrial land needs for the City of East Wenatchee Urban Growth Area and Pangborn Industrial Service Area for a 20 year period as a component of the 2017 GMA update review cycle. This environmental review is intended to cover the impacts of amended or new policies, map designations, in the Greater East Wenatchee Area Comprehensive Plan and Douglas County Countywide Comprehensive Plan and implementing development regulations. As such, it takes a broad view of impacts, assessing differences between the preferred alternative and three additional alternatives, which include the no-action alternative, for the area of the proposed amendments.

G. FINAL SUPPLEMENTAL ENVIRONMENTAL IMPACT STATEMENT

Douglas County issued a Draft Supplemental Environmental Impact Statement (DSEIS) on October 6, 2011. The DSEIS addressed revisions to the Douglas County Greater East Wenatchee Area Comprehensive Plan and the Douglas County Countywide Comprehensive Plan under consideration by the City of East Wenatchee and Douglas County. The DSEIS was issued simultaneously with a notice of availability of the draft plan and regulation amendments and commenced a sixty-day review and comment period in accordance with RCW 36.70A, the Growth Management Act, that concluded on December 5, 2011. The preferred alternative of the DSEIS is adopted and incorporated as a part of this Final SEIS by this reference.

Copies of the comments received during the DSEIS comment period and a response matrix are include in Exhibit I.

H. Exhibits

- A. Notification List
- B. Maps of Alternatives
- C. NRCS Data on Small Commercial Buildings
- D. Mule Deer Report – Grette & Associates
- E. Industrial Lands Needs Analysis
- F. Regional Policy Plan and Comprehensive Plan Consistency Analysis
- G. WAC 365-196-310 Consistency Analysis
- H. NRCS Rangeland Vegetation Data Sheet
- I. DSEIS Comments and response matrix

Exhibit A

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BISHOP PRZESPOLEWSKI
14 S UNION AVE
EAST WENATCHEE WA 98802

GREGORY & PATRICIA RAINS
4752 NW CASCADE AVE
EAST WENATCHEE WA 98802

STEVEN A RAINS
3244 SE AIRWAY AVE
EAST WENATCHEE WA 98802

DAVID F & SHARON L RAYFIELD
PO BOX 518
LEAVENWORTH WA 98826

GERARDO RECCHIA
225 19TH ST NE #27
EAST WENATCHEE WA 98802

BEN & EDITH REID
C/O RICK REID TRUCKING
13031 STATE HWY 2
EAST WENATCHEE WA 98802

JAMES H & LYNNETTE SCARONI
TRUSTEES THEIR FAMILY TRUST
331 VALLEY MALL PKY #401
EAST WENATCHEE WA 98802

ANGIE SCHALL
310 S VAN WELL
EAST WENATCHEE WA 98802

GARY L & JANET L SEARLES
3221 SE 2ND ST
EAST WENATCHEE WA 98802

TYLER J & SANDRA R SHAW
4090 BLUEROCK DR NE
EAST WENATCHEE WA 98802

STEVE D & AMY V SHOOP
4780 NW CASCADE AVE
EAST WENATCHEE WA 98802

TERRY B SMILEY
21339 CLARA PLACE
SEDRO WOOLLEY WA 98284

BUD STREETER
797 PALISADES RD
PALISADES WA 98845

RANDY J & SHARI TASTAD
3879 SE 10TH ST
EAST WENATCHEE WA 98802

TODD R TELECKY
SCHOTT, LISA MARIE
3200 GRANT RD
EAST WENATCHEE WA 0

RICKIE TOLAND
3241 AIRWAY ST
EAST WENATCHEE WA 98802

CARL R & SHARON J VAN DOREN
105 IRONWOOD PL
EAST WENATCHEE WA 98802

RICHARD L & MARY L WALL
TRUSTEES
810 UTE AVE
EAST WENATCHEE WA 98802

LARRY C WEINERT
894 HWY 2 SUITE H
LEAVENWORTH WA 98826

ESTATE OF NILES WENTWORTH
C/O HAROLD L IRELAND
23627 35TH AVE W
BRIER WA 98036

DAVID B & FLORENCE A WERLEIN
TRUSTEES WERLEIN LIVING TRUST
19 CRANE ORCHARD RD
BREWSTER WA 98812

LYNN D WRIGHT
3720 8TH ST SE
EAST WENATCHEE WA 98802

JON & MELANIE WYSS
PO BOX 535
BREWSTER WA 98812

JERRY W & DEBRA K YONAKA
331 VALLEY MALL PKY #261
EAST WENATCHEE WA 98802

B & B FRUIT AND ORCHARD LLC
13041 HWY 97
EAST WENATCHEE WA 98802

B & H PROPERTIES
231 CRYSTAL DR
CHELAN WA 98816

B & O PARTNERSHIP
4956 CONTRACTORS DR
EAST WENATCHEE WA 98802

B & R BANNING LLC
C/O RANDY J BANNING
534 NELSON PL
EAST WENATCHEE WA 98802

BAIRD BROS ORCHARDS LLC
4950 HARNDEN RD
CASHMERE WA 98815

BANNING ORCHARD & NURSERY LLC
1539 NE 3RD ST
EAST WENATCHEE WA 98802

BATTERMANN VENTURES LLC
2124 SUNSET HWY
EAST WENATCHEE WA 98802

BS EASTSIDE PROPERTIES LLC
1708 WINDSOR CT
WENATCHEE WA 98801

C & O NURSERY
PO BOX 116
WENATCHEE WA 98807

C W T PROPERTIES LLC
PO BOX 372
MALAGA WA 98828

C&S ORCHARDS II LP
PO BOX 277
BREWSTER WA 98812

CASCADE MACHINE INC
257 INDEPENDENCE WAY
CASHMERE WA 98815

CDL DEVELOPMENTS LLC
2115 N ASHLAND
EAST WENATCHEE WA 98802

CHELAN & DOUGLAS CO PORT DIST
3306A SE 5TH ST
EAST WENATCHEE WA 98802

CHELAN COUNTY PUD #1
327 N WENATCHEE AVE
WENATCHEE WA 98801

CINNAMON HILLS LLC
300 THURSTON ST
WENATCHEE WA 98801

CPM DEVELOPMENT CORPORATION
PO BOX 3366
SPOKANE WA 99220

CROWN ROYAL ORCHARDS LLC
PO BOX 3021
WENATCHEE WA 98807

D & D ORCHARDS LLC
44 WRIGHT LN
ORONDO WA 98843

DOUGLAS COUNTY PUD #1
1151 VALLEY MALL PKY
EAST WENATCHEE WA 98802

EVANS DEVELOPMENT LLC
1603 SPRINGWATER
WENATCHEE WA 98801

FARRINGTON-LETTS ORCHARDS INC
LARRY LETTS
13099A SR 2
EAST WENATCHEE WA 98802

FEIL ORCHARD INC
13073 SR 2
EAST WENATCHEE WA 98802

GOLDEN EGG LLC
17035 W VALLEY HWY
TUKWILA WA 98188

GRANITE NORTHWEST INC
PO BOX 50085
WATSONVILLE CA 95077

HDG LP
PO BOX 4148
BELLEVUE WA 98009

HIK ENTERPRISES LLC
5545 NELPAR DR
EAST WENATCHEE WA 98802

HR SPINNER CORP
PO BOX 1361
YAKIMA WA 98907

INTERGATE.COLUMBIA I LLC
4TH FL
12201 TUKWILA INTERNATIONAL BLVD
SEATTLE WA 98168

K & R REAL ESTATE LLC
C/O PATRICK RHODES & ASSOC
31620 23RD AVE S #218
FEDERAL WAY WA 98003

KOHO LLC
5533 NELPAR DRIVE
EAST WENATCHEE WA 98802

KRC ORCHARDS LLC
PO BOX 2026
BREWSTER WA 98812

L & J ORCHARD LLC
% JEFF LUCAS
300 THURSTON ST
WENATCHEE WA 98801

LRD HOLDINGS LLC
3835 CLEMONS DR
EAST WENATCHEE WA 98802

LTD PROPERTIES LLC
5521 ENTERPRISE DR
EASE WENATCHEE, WA 98802

LUCKY'S MINI MART LLC
PO BOX 2233
WENATCHEE WA 98807

MAIERS ENTERPRISES LLC
PO BOX 850
MOSES LAKE WA 98837

MCDUGALL & SONS INC
305 OLDS STATION RD
WENATCHEE WA 98801

NAKATA ORCHARDS INC
C/O STEMILT MGMT INC
PO BOX 2837
WENATCHEE WA 98807

NELSON & PIPKIN
PO BOX 75
WENATCHEE WA 98807

NORTHERN FRUIT CO
PO BOX 1986
WENATCHEE WA 98807

ODEX INVESTMENTS III LLC
10500 NE 8TH ST #2000
BELLEVUE WA 98004

P & F HOLDINGS LLC
% LOIS PARKS
401 NE 19TH ST #3
EAST WENATCHEE WA 98802

PORTS OF CHELAN & DOUGLAS COUNTIES
c/o PANGBORN MEMORIAL AIRPORT
3306 5TH ST SE
EAST WENATCHEE WA 98802

RIMPLE LLC
PO BOX 1122
MOSES LAKE WA 98837

ROGERCREST FARMS LLC
2121 VALLEY VIEW BLVD
EAST WENATCHEE WA 98802

ROGERCREST FARMS LLC
2121 VALLEY VIEW BLVD
EAST WENATCHEE WA 98802

SNYDER LAND HOLDINGS LLC
PO BOX 121
WENATCHEE WA 98807

STATE OF WASHINGTON
PO BOX 98
WENATCHEE WA 98807

STEMILT GROWERS LLC
PO BOX 2779
WENATCHEE WA 98807

STEPHEN JAMES DEVELOPMENT LLC
PO BOX 262
CASHMERE WA 98815

STRIDER EW LLC
4721 NORTHWEST DR
BELLINGHAM WA 98226

STRITZEL FAMILY LLC
% FEIL ORCHARDS
13073 SR 2
EAST WENATCHEE WA 98802

STUFFLEBEAM PROPERTIES LLC
905 GOLDEN CREST DR
WENATCHEE WA 98801

TEEM ENTERPRISES INC
2220 132ND AVE SE # A204
BELLEVUE WA 98005

THE GREEN PIT LLC
PO BOX 1746
WENATCHEE WA 98807

THE JOHNS REAL ESTATE CORP
130 RIVERVIEW DR
EAST WENATCHEE WA 98802

THE JOHN'S RETIREMENT PLAN
130 RIVERVIEW DR
EAST WENATCHEE WA 98802

THE PRUDENTIAL INSURANCE CO
7108 N FRESNO ST #401
FRESNO CA 93720

THOMAS-BRAKER ORCHARD LLC
C/O CUSTOM ORCHARDS
PO BOX 259
WENATCHEE WA 98807

THREE EAGLE HOLDINGS LLC
PO BOX 7217
EAST WENATCHEE WA 98802

TP FARM LLC
4715 CASCADE AVE NW
EAST WENATCHEE WA 98802

VAN WELL NURSERIES INC
PO BOX 1339
WENATCHEE WA 98807

WELTON ORCHARDS & STORAGE LLC
2910 4TH ST SE
EAST WENATCHEE WA 98802

WENATCHEE GOLF DEVELOPERS LLC
PO BOX 119
WENATCHEE WA 98807

WESTERN CASCADES LAND
DEVELOPMENT LLC
PO BOX 1150
EPHRATA WA 98823

WESTERN CREST HOLDINGS LLC
1300 S WEBB PL
EAST WENATCHEE WA 98802

WESTERN HOLDINGS LLC
PO BOX 430
YAKIMA WA 98907

WESTERN PACIFIC TIMBER LLC
1200 NW NAITO PKWY, SUITE 690
PORTLAND OR 97209

WESTERN SUNSET LLC
1300 S WEBB PL
EAST WENATCHEE WA 98802

WHITE FENCE RANCH LLC
774 WILLOW LN
NAPLES ID 83847

ACKERMAN CONSTRUCTION
2740 8TH STREET SE
EAST WENATCHEE WA 98802

BLUE GRADE PARTNERSHIP
JOHN CORNING
130 RIVERVIEW DRIVE
EAST WENATCHEE WA 98802

MARTIN, RICK
3615 132ND STREET SE, SUITE A
LYNNWOOD WA 98037

BIEKER, ERIC
WESTERN PACIFIC
110 W. 6TH AVENUE
PMB 172
ELLENSBURG, WA 98926

NCHBA
DIRECTOR
PO BOX 2065
WENATCHEE WA 98807

ANDERSON, OSCAR
6350 BATTERMAN ROAD
EAST WENATCHEE WA 98802

COWELL, WENDY
4305 W. EAGLEROCK DR.
WENATCHEE, WA 98801

HUEHN, SHANNON
4380 CASCADE AVE NW
EAST WENATCHEE WA 98802

CITIZENS FOR A CLEAN COLUMBIA RIVER
SUSAN EVANS
424 ORONDO AVE
WENATCHEE WA 98801

DEALE, JAMES
1704 CLARK DRIVE
WENATCHEE WA 98801

KEMPF CONSTRUCTION
DANIEL KEMPF
18 NW 21ST STREET
EAST WENATCHEE WA 98802

FISHER RADIO REGIONAL GROUP
DAVE BERNSTEIN
231 N WENATCHEE AVE
WENATCHEE WA 98801

DUFENHORST, DAVID
PO BOX 98
WOODINVILLE, WA 98072

EAST WENATCHEE WATER DIST
GREG BRIZENDINE
692 EASTMONT AVENUE
EAST WENATCHEE WA 98802

JENSEN, DWIGHT
23826 75TH AVE SE
WOODINVILLE WA 98072

EL MUNDO
10 N MISSION STREET
WENATCHEE WA 98801

HOSFELD, BRUCE
2840 8TH STREET NE
EAST WENATCHEE, WA 98802

NATURAL RESOURCES SERVICE
MARK BAREITHER
PO BOX 428
WATERVILLE WA 98858-0428

HULL, MARY
NCWAR EXECUTIVE OFFICER
1556 N WENATCHEE AVE. STE. A
WENATCHEE, WA 98801

KELLY, MIKE
PO BOX 7037
EAST WENATCHEE WA 98802

JONES, ARNOLD
4600 ROCK ISLAND RD
ROCK ISLAND WA 98850

KKRT/KKRV RADIO STATION
PO BOX 79
WENATCHEE WA 98807-0079

DEPT OF NATURAL RESOURCES
CINDY PRESTON
713 E BOWERS ROAD
ELLENSBURG WA 98926-9341

GREENE, MARK
1635 QUAIL HOLLOW LN.
WENATCHEE, WA 98801

KNEMEYER, MICHAEL & ROSIE
3123 N VINE STREET
EAST WENATCHEE WA 98802

DOUGLAS COUNTY EMPIRE PRESS
832 VALLEY MALL PARKWAY
EAST WENATCHEE WA 98802

BATTERMAN, GEORGE
2130 SUNSET HWY
EAST WENATCHEE WA 98802

LINK TRANSIT
LYLE BLAND
2700 EUCLID
WENATCHEE WA 98801

CI GROUP
PO BOX 1509
WENATCHEE, WA 98807

BOCATCH, MIKE
331 VALLEY MALL PKWY, PMB 132
EAST WENATCHEE, WA 98802-4831

MANKE, KEN
611 S VAN WELL AVE
EAST WENATCHEE WA 98802

DEGERSTROM CORPORATION
LEE BERNARDI
3303 N SULLIVAN ROAD
SPOKANE VALLEY WA 99216

BARROW, KAREN
6109 BATTERMAN ROAD
EAST WENATCHEE WA 98802

MATTERN, NATE
2680 ROCK ISLAND ROAD
EAST WENATCHEE WA 98802

SELL, CLIFF
851 S VANWELL
EAST WENATCHEE WA 98802

SALTER, BRION & PAULA
2344 PRAIRIE DRIVE
EAST WENATCHEE WA 98802

MOULTRIE, R.E.
10513 NE 187TH
BOTHELL WA 98011

CITY OF ROCK ISLAND
RUSSELL CLARK
PO BOX 99
ROCK ISLAND WA 98850-0099

NAKATA, JIM
17220 30TH AVENUE NE
LAKE FOREST PARK, WA 98155-5316

NCW ASSOC. OF REALTORS
NATALIE FAULKNER
1556 N WENATCHEE AVE SUITE A
WENATCHEE WA 98801

BROMILEY, DOUG
2195 10TH STREET NE
EAST WENATCHEE WA 98802

WSDOT AVIATION
18204 59TH AVENUE NE
ARLINGTON, WA 98223 -8701

BASIN ASPHALT
PO BOX 10788
YAKIMA WA 98909

KOULOURIS, SPIRO
3110 ROCK ISLAND ROAD
EAST WENATCHEE WA 98802

WENATCHEE RECLAMATION
RICK SMITH
514 EASY STREET
WENATCHEE WA 98801

NOLEN, PETER
PO BOX 3595
WENATCHEE WA 98807

LEROY, TED AND BARBARA
3245 SE AIRWAY ST.
EAST WENATCHEE, WA 98802

LAYMANCE, PAUL
331 VALLEY MALL PARKWAY
EAST WENATCHEE WA 98802

PANGBORN MEMORIAL AIRPORT
PATRICIA MOORE
1 PANGBORN DRIVE
EAST WENATCHEE WA 98802

BAYLESS, LINDA
PO BOX 245
MANSFIELD WA 988300245

ADAMS, WILBUR
1919 SE 4TH STREET SE
EAST WENATCHEE WA 98802

SCHALL-SABO, ANGIE
310 S VAN WELL AVE
EAST WENATCHEE WA 98802

PHEASANT, LYNDA
2610 N BAKER
EAST WENATCHEE WA 98802

DNR
BRENT BILLINGSLEY
P. O. BOX 7
EPHRATA, WA 98823-0007

KANE, SCOTT
4900 SE 8TH STREET
EAST WENATCHEE WA 98802

PORT OF DOUGLAS COUNTY
PAT HALEY
3306A 5TH STREET
EAST WENATCHEE WA 98802

CALDWELL BANKER DAVENPORT
FRAN GLESSNER
1 SOUTH CHELAN STREET
WENATCHEE WA 98801

SCOTT, MIKE
3400 SE 10TH STREET
EAST WENATCHEE WA 98802

FUTUREWISE
TIM TROHIMOVICH
814 2ND AVENUE #500
SEATTLE WA 98122

DOUGLAS COUNTY SEWER DIST
JIM ROBINS
692 EASTMONT AVENUE
EAST WENATCHEE WA 98802

SELLERS, THOMAS
3700 NW CASCADE AVE
EAST WENATCHEE WA 98802

KNOWLES, ROBERT
3227 CASCADE AVENUE
EAST WENATCHEE WA 98802

MARKER MARGIE,
2440 6TH STREET NE
EAST WENATCHEE, WA 98802

SMITH, CAROL
2825 SUNSET HWY
EAST WENATCHEE WA 98802

MARKER, PAUL & MARY
711 NE 14TH ST.
EAST WENATCHEE, WA 98802

TORRENCE, JOHN
6377 KIMBER ROAD
CASHMERE, WA 98815

STROUD, BILLY
PO BOX 135
PESHASTIN WA 98847

KOHO RADIO
7475 KOHO PLACE
LEAVENWORTH WA 98826

NORTH CENTRAL WASH AUDUBON
KEVIN KANE
200 S KENT PLAZA
EAST WENATCHEE WA 98802

TAPLETT, RAWLAND
PO BOX 2188
WENATCHEE WA 98807-2188

NEIGHBORS FOR RES. TRANS.
SANDRA GERBER
65 NE 27TH STREET
EAST WENATCHEE WA 98802

JONES, CHUCK
392 6TH ST NE
EAST WENATCHEE WA 98802

THOMPSON, ROGER
1298 PALISADES ROAD
PALISADES, WA 98845

LERAY, ROGER
1210 VAN SICKLE
EAST WENATCHEE WA 98802

MONICA LIBBY
CITY OF WENATCHEE
PO BOX 519
WENATCHEE WA 98807-0519

DUANE BOLINGER
4907 MCCARGAR STREET
YAKIMA WA 98908

OATEY, JENNIFER
120 MCNEIL CANYON ROAD
ORONDO WA 98843

CENTRAL PRE-MIX CONCRETE
WAYNE KALBFLEISCH
PO BOX 3366
SPOKANE WA 99220

WENATCHEE BUSINESS JOURNAL
304 S MISSION
WENATCHEE WA 98801-

VICKERY, RYAN
1300 WEBB PLACE S
EAST WENATCHEE WA 98802

HAMBELTON, MIKE
148 HEATHER LANE
WENATCHEE WA 98801

WENATCHEE WORLD
MICHELE MIHALOVICH
PO BOX 1511
WENATCHEE WA 988071511

MCMASTER, VICKI
13121 NE 117TH
KIRKLAND WA 98034

DITTRICH, DAN
6326 CAMPBELL RD
PESHASTIN WA 98847

WHITE, CALVIN
PO BOX 2659
WENATCHEE WA 98807

COOKE, CLARK
13687 WHITEBIRD PLACE
EAST WENATCHEE, WA 98802

BASIN ASPHALT
MIKE MILLIKEN
PO BOX 1628
WENATCHEE WA 98807

WITTE, ALAN
WITTE ORCHARDS, INC.
480 S. WITTE AVE
EAST WENATCHEE, WA 98802

WENATCHEE GUN CLUB
JACK AMBROSE
PO BOX 2325
WENATCHEE WA 98807-2325

MUNCH, CONRAD
212 W PETERS
WENATCHEE WA 98801

THE NATURE CONSERVANCY
CHUCK & NANCY WARNER
6 YAKIMA STREET # 1
WENATCHEE WA 98801

VETTER, THOMAS
1666 PITCHER CANYON RD
WENATCHEE WA 98801

DOUGLAS COUNTY TLS
140 19TH STREET NW
EAST WENATCHEE, WA 98802

NOBI MORRIS
1446 CRABAPPLE LANE
WENATCHEE WA 98801

BLACK, BOB
205 NE 27TH STREET
EAST WENATCHEE WA 98802

C & P FARMS INC.
CHARLES PAULAS
842A PALISADES RD
PALISADES WA 988459606

HORDAN PLANNING SERVICES
BILL HORDAN
410 NORTH SECOND STREET
YAKIMA WA 98901

DAVIS ARNEIL LAW FIRM LLP
617 WASHINGTON ST
WENATCHEE WA 98801

YAKAMA NATION
SCOTT NICOLEI
PO BOX 151
TOPPENISH WA 98948-0151

KINZEL, JEFF
PO BOX 457
DRYDEN, WA 98821

HEATHER OSTENSON
PROJECT GROUNDWORK
25 N WENATCHEE AVE STE 238
WENATCHEE WA 98801

BOB KIESZ
1511 COUNTRY CLUB DRIVE
EAST WENATCHEE, WA 98802

DEPT OF ECOLOGY
GWEN CLEAR
15 W YAKIMA AVE STE 200
YAKIMA WA 98902-3401

CHELAN COUNTY PUD
STEVE CURRIT
PO BOX 1231
WENATCHEE WA 98807

CHELAN COUNTY PLANNING
316 WASHINGTON ST STE 301
WENATCHEE WA 98801

MARGENE BARR
PO BOX 4450
WENATCHEE WA 98807

CASA TAPITIA
ARNULFO ARCEO
1650 GRANT ROAD
EAST WENATCHEE WA 98802

DEPT OF FISH & WILDLIFE
DENNIS BEICH
1550 ALDER ST NW
EPHRATA WA 98823

EASTMONT SCHOOL DISTRICT
460 9TH STREET NE
EAST WENATCHEE WA 98802

COLVILLE CONFEDERATED TRIBE
PLANNING DEPT
PO BOX 150
NESPELEM WA 99155

COLUMBIA VALUATION
KEVIN CONGLETON
2402 195TH PL NW
SHORELINE WA 98177

COUNTYWIDE SOLID WASTE
RON DRAGGOO
140 19TH ST NW STE B
EAST WENATCHEE WA 98802

DEAN BRANDENBURG
372 BLUE GROUSE RUN
SEQUIM WA 98382

DEPT OF FISH & WILDLIFE
BOB STEELE
1550 ALDER ST NW
EPHRATA WA 98823

DEPT OF TRANSPORTATION
PLANNING ENGINEER
PO BOX 98
WENATCHEE WA 98807

DOUGLAS COUNTY FIRE DISTRICT
DOUG MILLER
377 EASTMONT AVE
EAST WENATCHEE WA 98802

EASTMONT METRO PARKS DIST
255 N GEORGIA
EAST WENATCHEE WA 98802

KITTY KLITZE
FUTUREWISE: BUILDING COMMUNITIES
35 W MAIN STE 350
SPOKANE WA 99201

ERNEST HOLLAND
1050 S LYLE AVE
EAST WENATCHEE WA98802

ERLANDSEN & ASSOCIATES
ROGER ERLANDSEN
250 SIMON STREET SE
EAST WENATCHEE WA 98802

JEFFERS DANIELSON SONN & AYLWARD
PAY AYLWARD
PO BOX 1688
WENATCHEE WA 98807

JENNIFER MISCHKE
2374 PRAIRIE DRIVE
EAST WENATCHEE WA 98802

JANET CROUSE
2124 VALLEY VIEW BLVD
EAST WENATCHEE WA 98802

GLEN & JACQUELINE SCHLOE
2110 INGLEWOOD DRIVE
EAST WENATCHEE WA 98802

GREATER WENATCHEE IRRIGATION
3300 SE 8TH STREET
EAST WENATCHEE WA 98802

HARBOR MOUNTAIN DEVELOPMENT
C.J. EBERT
2911½ HEWITT AVE STE 1
EVERETT WA 98201

FORSGREN ASSOCIATES INC
THOM KUTRICH
112 OLD STATION RD
WENATCHEE WA 988001

DAREL THOMPSON
380 LESLIE WAY
EAST WENATCHEE WA 98802

JAY JOHNSON
2356 MONUMENT PLACE
EAST WENATCHEE WA 98802

KJ NEAL ASSOCIATES
MARK NEAL
PO BOX 1945
WENATCHEE WA 98807

LYNAS LEROY
3247 SE AIRWAY ST
EAST WENATCHEE WA 98802

AMY WAKEFIELD
2601 S 35TH STREET STE 200
TACOMA WA 98409

HANK LEWIS
711 BRIARWOOD DRIVE
EAST WENATCHEE WA 98802

JACK SNYDER
1503 COUNTRY CLUB DRIVE
EAST WENATCHEE WA 98802

MONTE MERRILL
2322 GRAND AVE
WENATCHEE WA 98802

NCW HISPANIC CHAMBER OF COMMERCE
PO BOX 2001
WENATCHEE WA 98807

NORM NELSON
1120 DALE
EAST WENATCHEE WA 98802

PRIME PROPERTIES
GARY BATES
PO BOX 119
WENATCHEE WA 98807

CHARLES & RUTH MASON
PO BOX 97
ROCK ISLAND WA 98850

PIPKIN CONSTRUCTION
BOB THOMPSON
PO BOX 3181
WENATCHEE WA 98807

JAMES MALLOY
1551 PEAR LANE
ROCK ISLAND WA 98850

WENATCHEE CHAMBER OF COMMERCE
PO BOX 850
WENATCHEE WA 98807

DAN BEARDSLEE
ERLANDSEN & ASSOCIATES
250 SIMON ST
EAST WENATCHEE WA 98802

MYLA KENNEDY
PO BOX 375
ROCK ISLAND WA 98850

RH2 ENGINEERING
RANDY ASPLUND
300 SIMEON STE 5
EAST WENATCHEE WA 98802

MR BROWN
543 S MASON AVE
EAST WENATCHEE WA 98802

ROY VESPIER
3733 SCHOOL STREET
WENATCHEE WA 98801

SCOTT DAVENPORT
2500 WESTWICK RD
WENATCHEE WA 98801

VERIZON TELEPHONE
DEVELOPMENT REVIEW
320 E PENNY RD
WENATCHEE WA 98801

SUN VALLEY SYSTEMS
BOB GARLOCK
3795 VIEWMONT DRIVE
WENATCHEE WA 98801

GREATER WENATCHEE IRRIGATION
MICHAEL MILLER
3300 SE 8TH STREET
EAST WENATCHEE WA 98802

HUNTER LAW FIRM PLLC
620 N EMERSON AVE STE 301
WENATCHEE WA 98801

SUSAN DROZ
2373 MOUNTAIN VIEW DR
EAST WENATCHEE WA 98802

DIXIE DRINGMAN
DCCRG
6551 KEANE GRADE RD
ROCKISLAND WA 98850

DEPT OF FISH & WILDLIFE
ERIC PENTICO
1550 ALDER ST NW
EHRATA WA 98823

DEPT OF ECOLOGY
SEPA REGISTER, REVIEW SECTION
PO BOX 47703
OLYMPIA WA 98504

DOUGLAS COUNTY PUD
BILL DOBBINS
1151 VALLEY MALL PKWY
EAST WENATCHEE WA 98802

MARTIN DAVY
819 AMY COURT
EAST WENATCHEE WA 98802

CHELAN-DOUGLAS HEALTH DISTRICT
TINA LADD
200 VALLEY MALL PKWY
EAST WENATCHEE WA 98802

CITY OF EAST WENATCHEE
LORI BARNETT
271 9TH STREET
EAST WENATCHEE WA 98802

COLVILLE CONFEDERATED TRIBES
CAMILLE PLEASANTS
PO BOX 150 NESPELEM WA 99155

DEPT OF ARCHAEOLOGY
ROB WHITLAM
PO BOX 48343
OLYMPIA WA 98504

DEPT OF HEALTH
GROWTH MANAGEMENT, KELLY
COOPER
PO BOX 47820
OLYMPIA WA 98504

DEPT OF NATURAL RESOURCES
EXTERNAL SEPA REVIEWER
SEPA CENTER
PO BOX 4715
OLYMPIA WA 98504

DEPT OF STAT PARKS
JIM HARRIS
2201 N DUNCAN DRIVE
WENATCHEE WA 98801

DOUGLAS COUNTY SHERIFF
110 2ND STREET NE
EAST WENATCHEE WA 98802

COUGLAS CO. WATER CONSERVANCEY
CAROL COWLING
PO BOX 608
WATERVILLE WA 98858

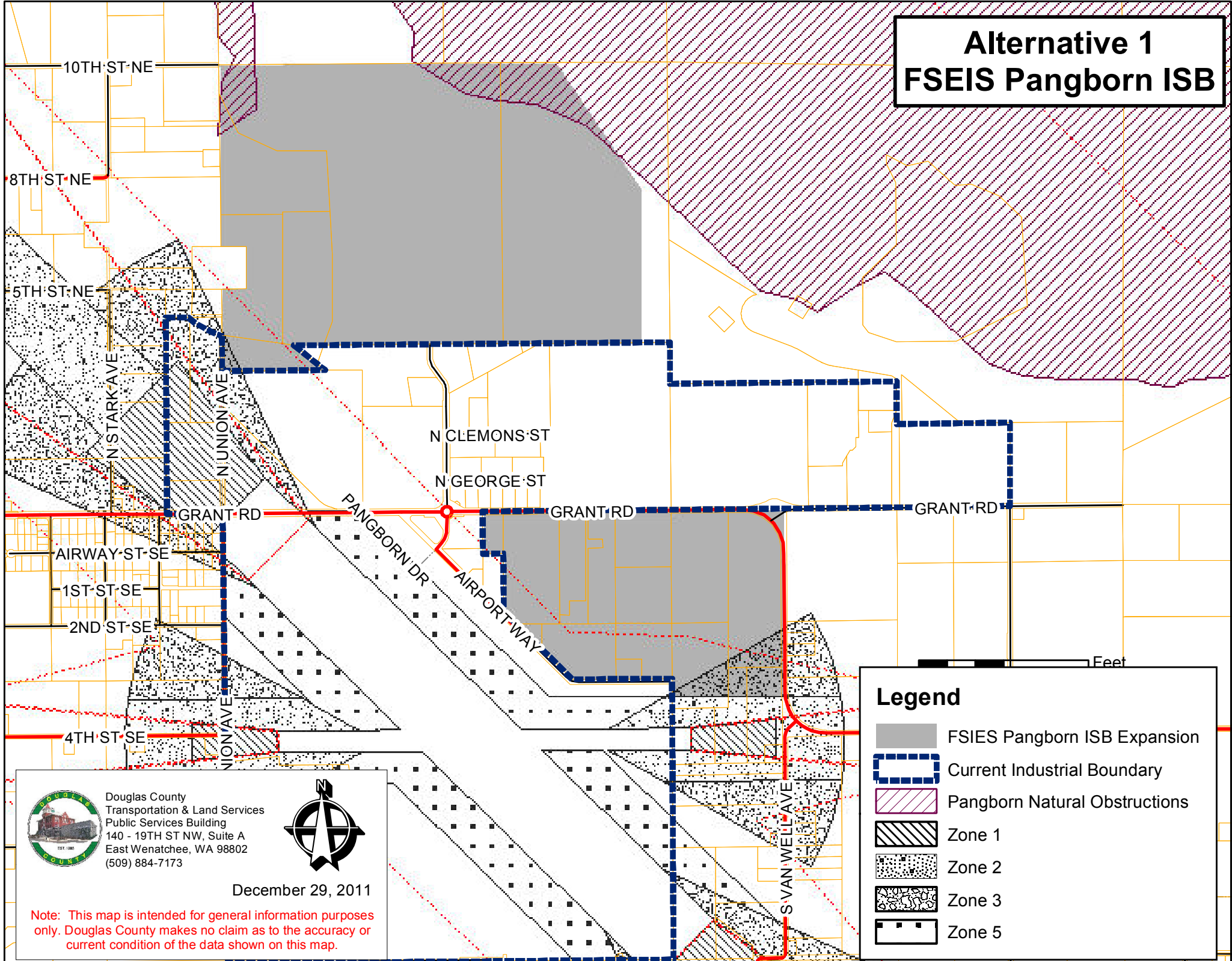
US FISH & WILDLIFE
MARK MILLER
215 MELODY LANE SUITE 119
WENATCHEE WA 98801

WA DEPT OF HEALTH
OFFICE OF DRINKING WATER
16201 E INDIANA AVE SUITE 1500
SPOKANE VALLEY WA 99216








PUGET SOUND ENERGY
MUNICIPAL LIASON MANANGER
KYLE MCKEON
207 N PEARL STREET
ELLENSBURG WA 98926

Exhibit B

Alternative 1 FSEIS Pangborn ISB



Legend

-  FSIES Pangborn ISB Expansion
-  Current Industrial Boundary
-  Pangborn Natural Obstructions
-  Zone 1
-  Zone 2
-  Zone 3
-  Zone 5



Douglas County
Transportation & Land Services
Public Services Building
140 - 19TH ST NW, Suite A
East Wenatchee, WA 98802
(509) 884-7173



December 29, 2011

Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.

Acreage	10.64
Proposed Zoning	R-EPF
Current Zoning	Commercial Ag 10

Acreage	29.07
Proposed Zoning	Rural Resource 20
Current Zoning	Commercial Ag 10

Acreage	1.11
Proposed Zoning	General Commercial
Current Zoning	Rural Service Center

Acreage	117.14
Proposed Zoning	General Industrial
Current Zoning	Commercial Ag 10

Acreage	6.92
Proposed Zoning	General Industrial
Current Zoning	Commercial Ag 10

Acreage	1.78
Proposed Zoning	General Industrial
Current Zoning	Rural Resource 20

Acreage	9.3
Proposed Zoning	General Industrial
Current Zoning	Rural Resource 20

US 97 ALT

US 97 ALT

US 297

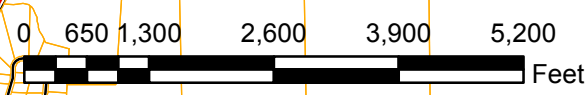
NW CASCADE AVE

CONTRACTORS DR

INDUSTRY LN
ENTERPRISE DR

NELPAR DR

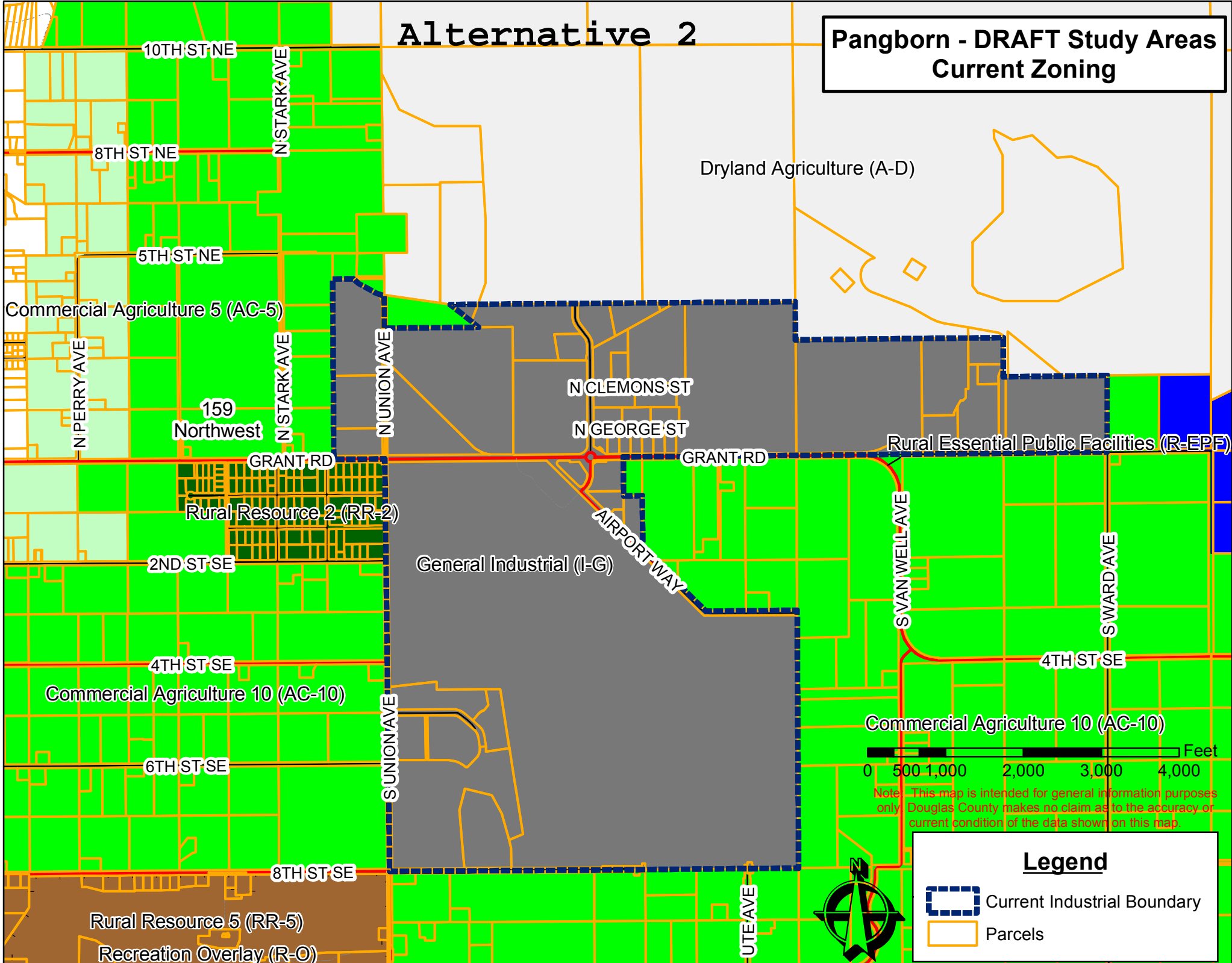
DONEEN RAINEY RD



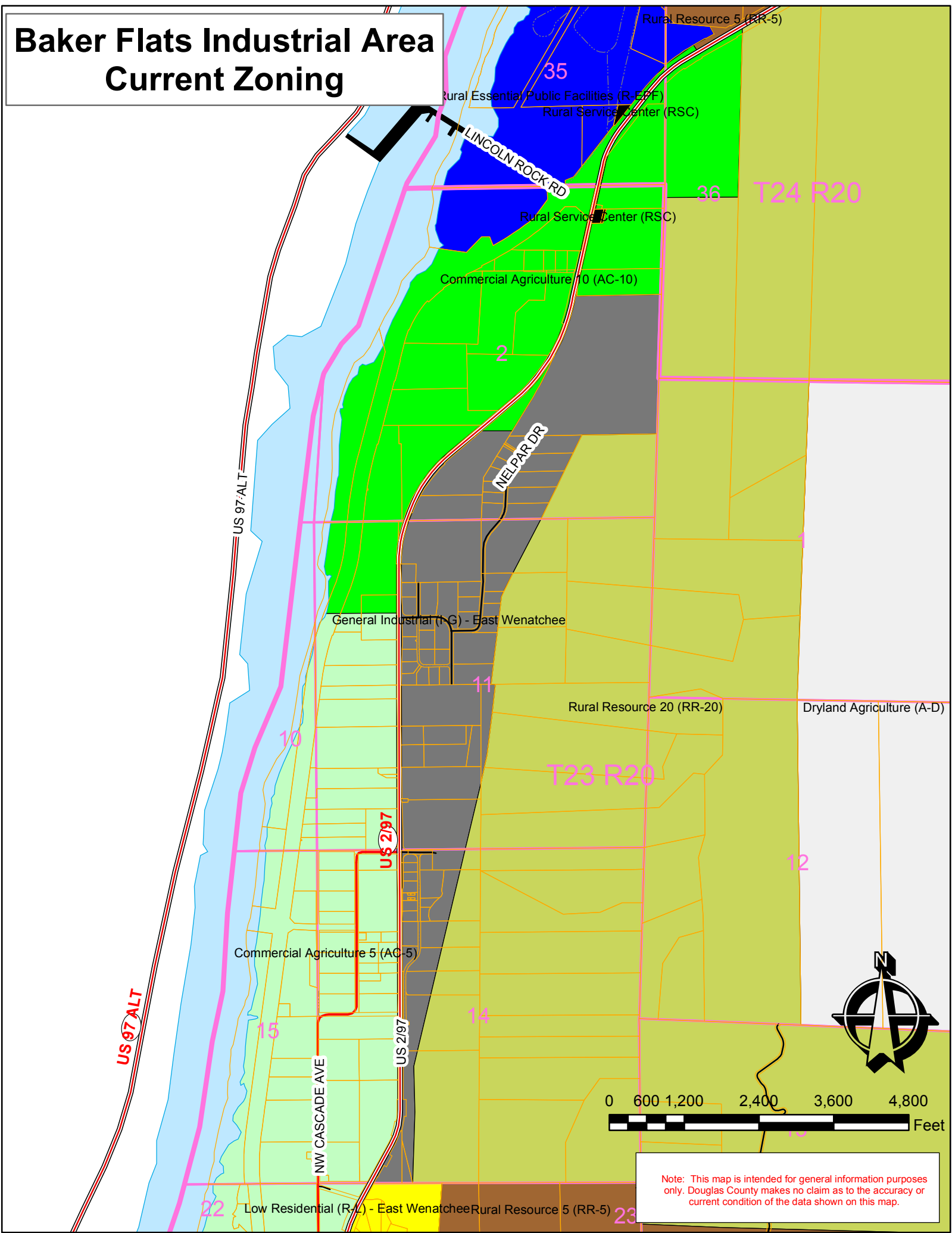
Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.

Alternative 2

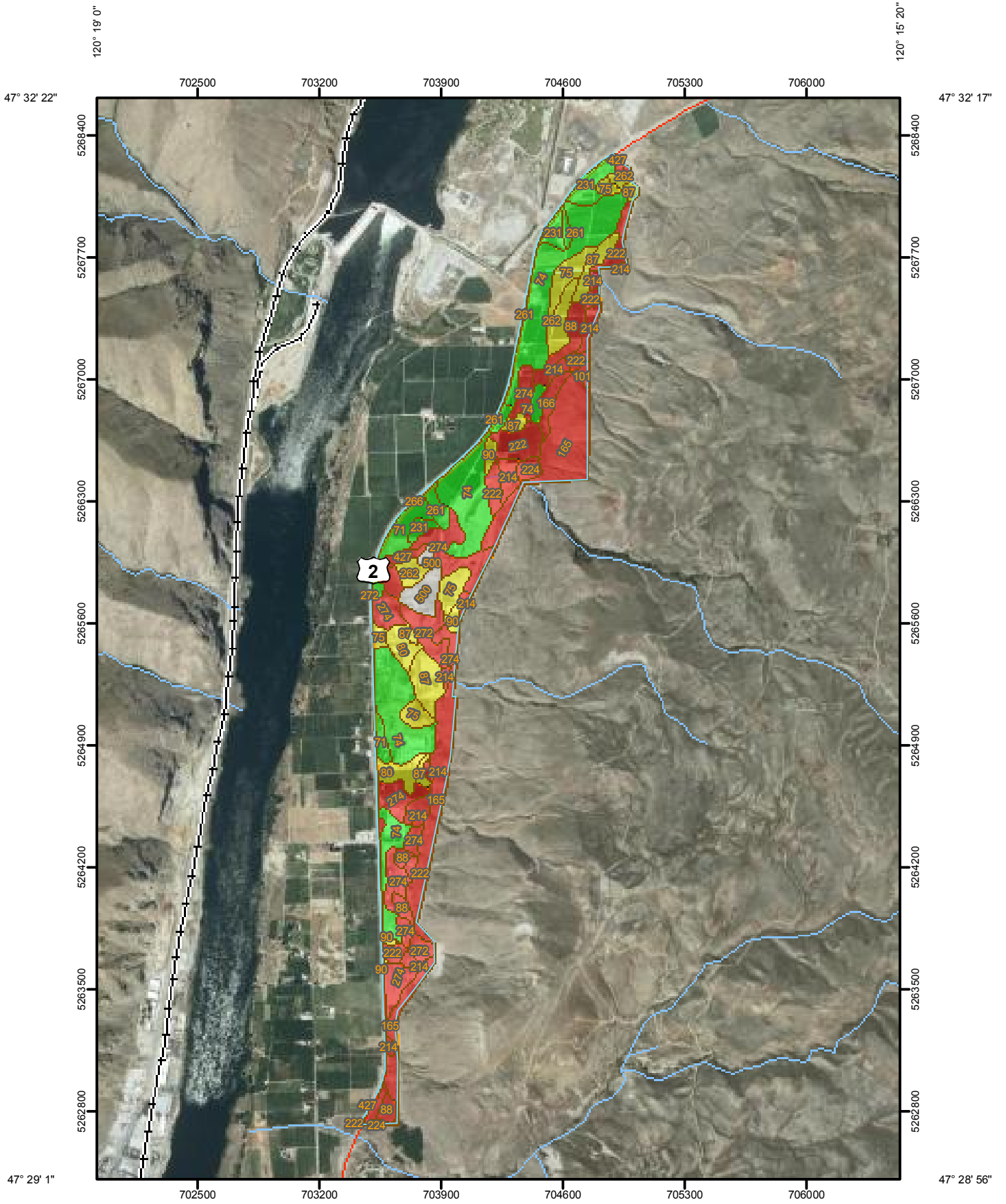
Pangborn - DRAFT Study Areas Current Zoning



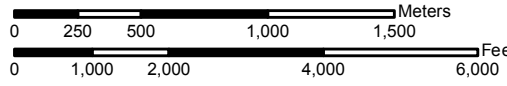
Baker Flats Industrial Area Current Zoning



Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.




Map Scale: 1:29,600 if printed on A size (8.5" x 11") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited


 Not limited

 Not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

MAP INFORMATION

Map Scale: 1:29,600 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Douglas County, Washington
Survey Area Data: Version 11, Jan 25, 2010

Date(s) aerial images were photographed: 7/18/2006; 7/1/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Small Commercial Buildings

Small Commercial Buildings— Summary by Map Unit — Douglas County, Washington (WA017)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
71	Burbank loamy fine sand, 0 to 8 percent slopes	Not limited	Burbank (85%)		15.6	2.9%
74	Burch loam, 0 to 3 percent slopes	Not limited	Burch (85%)		127.5	23.4%
75	Burch loam, 3 to 8 percent slopes	Somewhat limited	Burch (85%)	Slope (0.50)	26.5	4.9%
80	Cashmere fine sandy loam, 3 to 8 percent slopes	Somewhat limited	Cashmere (85%)	Slope (0.50)	15.3	2.8%
87	Cashmont gravelly sandy loam, 3 to 8 percent slopes	Somewhat limited	Cashmont (85%)	Slope (0.50)	26.9	4.9%
88	Cashmont gravelly sandy loam, 8 to 15 percent slopes	Very limited	Cashmont (85%)	Slope (1.00)	18.7	3.4%
90	Cashmont sandy loam, 3 to 8 percent slopes	Somewhat limited	Cashmont (85%)	Slope (0.50)	6.3	1.2%
101	Cheviot-Ralls-Rubble land complex, 30 to 65 percent slopes	Very limited	Cheviot (40%)	Slope (1.00)	2.0	0.4%
				Large stones (0.72)		
			Ralls (30%)	Slope (1.00)		
				Shrink-swell (0.50)		
165	Entiat-Rock outcrop-Torriorthents complex, 30 to 70 percent slopes	Very limited	Entiat (50%)	Slope (1.00)	86.2	15.8%
				Depth to soft bedrock (1.00)		
			Torriorthents (20%)	Slope (1.00)		
				Large stones (0.97)		
166	Entiat-Roosevelt-Rock outcrop complex, 8 to 30 percent slopes	Very limited	Entiat (55%)	Slope (1.00)	6.8	1.2%
				Depth to soft bedrock (1.00)		
			Roosevelt (20%)	Slope (1.00)		
				Depth to hard bedrock (0.79)		
214	Kiona-Rock outcrop complex, 25 to 65 percent slopes	Very limited	Kiona (50%)	Slope (1.00)	25.2	4.6%
				Large stones (0.35)		

Small Commercial Buildings— Summary by Map Unit — Douglas County, Washington (WA017)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
222	Logy cobbly sandy loam, 3 to 15 percent slopes	Very limited	Logy (85%)	Slope (1.00)	32.4	5.9%
224	Logy very stony sandy loam, 3 to 15 percent slopes	Very limited	Logy (85%)	Slope (1.00) Large stones (0.01)	4.9	0.9%
231	Malaga gravelly fine sandy loam, 0 to 8 percent slopes	Not limited	Malaga (90%)		16.8	3.1%
261	Pogue fine sandy loam, 0 to 3 percent slopes	Not limited	Pogue (85%)		9.9	1.8%
262	Pogue fine sandy loam, 3 to 8 percent slopes	Somewhat limited	Pogue (85%)	Slope (0.50)	15.6	2.9%
266	Pogue cobbly fine sandy loam, 0 to 15 percent slopes	Very limited	Pogue (85%)	Slope (1.00)	0.4	0.1%
272	Quincy fine sand, 15 to 30 percent slopes	Very limited	Quincy (85%)	Slope (1.00)	20.3	3.7%
274	Quincy loamy fine sand, 0 to 15 percent slopes	Very limited	Quincy (85%)	Slope (1.00)	69.3	12.7%
427	Torriorthents, very steep	Very limited	Torriorthents (90%)	Slope (1.00) Large stones (0.59)	6.5	1.2%
500	Pits	Not rated	Pits (100%)		12.2	2.2%
Totals for Area of Interest					545.2	100.0%

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Very limited	272.6	50.0%
Not limited	169.7	31.1%
Somewhat limited	90.6	16.6%
Null or Not Rated	12.2	2.2%
Totals for Area of Interest	545.2	100.0%

Description

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

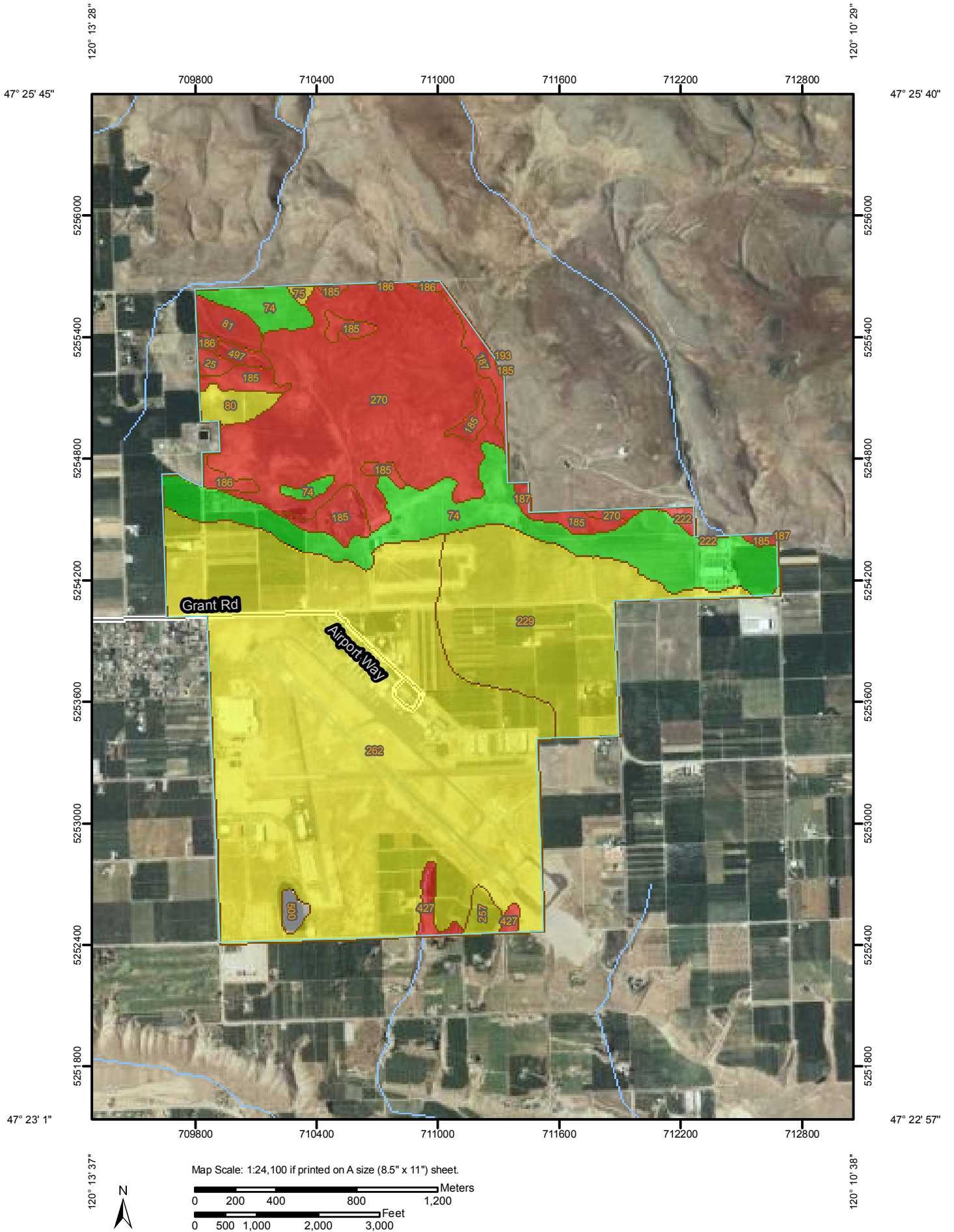
Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified


Tie-break Rule: Higher

Small Commercial Buildings—Douglas County, Washington



MAP LEGEND

Area of Interest (AOI)


 Area of Interest (AOI)


Soils


 Soil Map Units

Soil Ratings

 Very limited

 Somewhat limited


 Not limited

 Not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:24,100 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Douglas County, Washington
Survey Area Data: Version 11, Jan 25, 2010

Date(s) aerial images were photographed: 7/1/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Small Commercial Buildings

Small Commercial Buildings— Summary by Map Unit — Douglas County, Washington (WA017)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
25	Argabak-Horseflat complex, 0 to 30 percent slopes	Very limited	Argabak (45%)	Depth to hard bedrock (1.00)	4.2	0.3%
				Slope (1.00)		
				Shrink-swell (0.50)		
			Horseflat (35%)	Large stones (0.38)		
				Depth to hard bedrock (1.00)		
				Slope (1.00)		
74	Burch loam, 0 to 3 percent slopes	Not limited	Burch (85%)	Large stones (0.65)	169.5	11.6%
75	Burch loam, 3 to 8 percent slopes	Somewhat limited	Burch (85%)	Slope (0.50)	1.8	0.1%
80	Cashmere fine sandy loam, 3 to 8 percent slopes	Somewhat limited	Cashmere (85%)	Slope (0.50)	13.7	0.9%
81	Cashmere fine sandy loam, 8 to 15 percent slopes	Very limited	Cashmere (85%)	Slope (1.00)	12.8	0.9%
185	Grinrod-Ralls-Argabak complex, 8 to 50 percent slopes	Very limited	Grinrod (40%)	Slope (1.00)	49.7	3.4%
				Depth to hard bedrock (0.97)		
				Large stones (0.71)		
			Ralls (30%)	Slope (1.00)		
				Shrink-swell (0.50)		
			Argabak (15%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Shrink-swell (0.50)		
				Large stones (0.38)		

Small Commercial Buildings— Summary by Map Unit — Douglas County, Washington (WA017)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
186	Grinrod-Ralls-Rubble land complex, 30 to 70 percent slopes	Very limited	Grinrod (40%)	Slope (1.00)	8.9	0.6%
				Depth to hard bedrock (0.97)		
				Large stones (0.71)		
			Ralls (30%)	Slope (1.00)		
			Shrink-swell (0.50)			
187	Grinrod-Rock outcrop-Rubble land complex, 30 to 70 percent slopes	Very limited	Grinrod (50%)	Slope (1.00)	13.8	0.9%
				Depth to hard bedrock (0.97)		
				Large stones (0.71)		
193	Haploxerolls, moderately well drained, nearly level to gently sloping	Not limited	Haploxerolls, moderately well drained (80%)		0.0	0.0%
222	Logy cobbly sandy loam, 3 to 15 percent slopes	Very limited	Logy (85%)	Slope (1.00)	3.7	0.3%
229	Magallon fine sandy loam, 3 to 8 percent slopes	Somewhat limited	Magallon (85%)	Slope (0.50)	188.8	13.0%
257	Peshastin fine sandy loam, compacted substratum, 3 to 8 percent slopes	Somewhat limited	Peshastin (85%)	Slope (0.50)	7.9	0.5%
262	Pogue fine sandy loam, 3 to 8 percent slopes	Somewhat limited	Pogue (85%)	Slope (0.50)	700.4	48.1%
270	Pogue loam, 8 to 15 percent slopes	Very limited	Pogue (85%)	Slope (1.00)	261.4	17.9%
427	Torriorthents, very steep	Very limited	Torriorthents (90%)	Slope (1.00)	10.3	0.7%
				Large stones (0.59)		

Small Commercial Buildings— Summary by Map Unit — Douglas County, Washington (WA017)						
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
497	Zen-Horseflat-Ralls complex, 8 to 15 percent slopes	Very limited	Zen (40%)	Slope (1.00)	5.4	0.4%
				Shrink-swell (0.50)		
				Depth to hard bedrock (0.06)		
			Horseflat (30%)	Slope (1.00)		
				Depth to hard bedrock (1.00)		
				Large stones (0.65)		
Ralls, bedrock substratum (20%)	Slope (1.00)					
	Shrink-swell (0.50)					
500	Pits	Not rated	Pits (100%)		5.2	0.4%
Totals for Area of Interest					1,457.5	100.0%

Small Commercial Buildings— Summary by Rating Value		
Rating	Acres in AOI	Percent of AOI
Somewhat limited	912.6	62.6%
Very limited	370.2	25.4%
Not limited	169.5	11.6%
Null or Not Rated	5.2	0.4%
Totals for Area of Interest	1,457.5	100.0%

Description

Small commercial buildings are structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at the depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility (which is inferred from the Unified classification of the soil). The properties that affect the ease and amount of excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the amount and size of rock fragments.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit D



Grette Associates^{LLC}

ENVIRONMENTAL CONSULTANTS

Glen DeVries
Douglas County Transportation and Land Services
140 19th Street NW, Suite A
East Wenatchee, WA 98802

June 27, 2011

RECEIVED
JUN 30 2011
DO. CO. TLS

RE: Mule Deer Critical Areas Site Assessment

Dear Glen,

On June 21, 2011 Grette Associates conducted a site visit on five parcels to assess the presence and quality of mule deer habitat. The parcels are located north of the airport between 3rd St NE and 10th St NE and east of N Union Ave. The five parcels (22210930008, 22210920002, 22210920003, 22210930006 and 22210310002) cover a total of approximately 398 acres. The remainder of this letter provides a brief description of mule habitat requirements, existing site conditions and an assessment of the quality of mule deer habitat on the parcels.

Rocky Mountain Mule Deer Habitat Requirements

The Rocky Mountain Mule Deer represents one subspecies of the mule deer/black-tailed deer group. In Washington, mule deer occur in many varied habitats east of the Cascades as they requirements a juxtaposition of food, cover and water. Mule deer prefer areas within 1 mile of available water and with vegetation that can provide cover for both hiding and thermal regulation. Areas greater than 1 mile from water show decreased use.

Preferred mule deer habitats vary from season and age. Summer range is larger than winter range and is primarily in areas with deciduous trees and shrubs, dense shrubs, or timbered stands. Patches of deciduous trees and shrubs, dense shrubs, or timbered stands which are 800-1,600 ft across provide optimal cover. Forage is provided by open area within the patches that provide successional stages containing shrubs and forbs. Winter range may be half of the summer range. Winter range typically consists of patches of timber/shrubs and openings of ground covered with vegetation, with an optimal ratio of 50:50. Fawning habitat consists of low shrubs and small trees with gradual slopes (less than 15 percent) and within 600 ft of a water source. Optimal canopy coverage for fawning if approximately 50 percent. Human disturbance within a mile of may eliminate fawning habitat.

WDFW identified several limiting factors which include: 1) abundance and availability of winter browse interspersed with cover, 2) forests and rangelands in a variety of successional stages and 3) presence of climax grasslands, sagebrush stands or timber climax. Management recommendations include preserving habitat (low shrubs and small trees within 600 ft of a natural water source where slopes are gentle), maintaining areas with trees and tall shrubs with a variety of young successional stages with a large component of preferred shrubs, and keep road densities low within summer and winter ranges.

Existing Habitat Conditions

The majority of the parcels contain a polygon for mule deer habitat; however, the parcels do not contain optimal mule deer habitat. The current use of the parcels range from unmaintained to maintained open space, with no structures present on any of the parcels. There are no trees and few shrubs on the property and no natural source of water on the property or within a couple of miles. The maintained portions of the parcels consist of mowed grasses, access roads and the swamp boat track. The majority of the maintained areas consist of gradual slopes (between 5 and 30 percent). The unmaintained portions of the parcels are more steeply sloped (between 15 and 70 percent); however, the vegetation is dominated by the same species. The vegetation on the parcels consists primarily of wheat and other upland grasses and weedy species. Shrubs within the unmaintained portions of the parcels are limited to the eastern parcels and consists primarily of big sagebrush and rabbitbrush. The habitat provided by the property is identical to the parcels to the north and east. Current use of the adjacent parcels consists of commercial orchards and commercial business (mining and fabrication).

Overall the subject parcels are providing limited habitat for mule deer based on the existing vegetation, lack of natural water source, slopes and current use of the parcels and adjacent parcels. The existing vegetation on the parcels is dominated by grasses and weedy species and is completely devoid of trees or shrubs that will provide cover for both refuge and thermal regulations. The presence of cover is important for all life history stages during all times of the year. The parcels also lack a natural source of water on or within a mile on the adjacent parcels. The western parcel does contain a small area with big sagebrush and rabbitbrush that is adjacent to an existing orchard (adjacent parcel). However, the amount of area covered by these species and type of vegetation does not provide optimal cover for adults or fawning. Optimal cover for mule deer consists of trees and dense shrubs, which are not present on the parcels, thus reducing the quality of mule deer cover habitat. The parcels provides minimal cover habitat for mule deer and does not provide unique habitat for mule deer.

The existing vegetation on the parcels does provide suitable forage habitat for mule deer; however, the forage habitat is limited due to the lack of shrubs and forbs and source of natural water. Optimal forage habitat consists of areas that consist of open forage areas with adjacent cover habitat. Vegetation within optimal forage habitat consists of shrubs (primarily new growth), grasses and forbs. Based on the fact that the subject parcels do not contain shrubs, the forage habitat on the subject properties are considered moderate. This is based on the presence of upland grasses and forbs, even though the presence of

forbs is sparse. The parcels also do not contain a natural water source and are not within a mile of a natural water source. The parcels do not provide optimal foraging habitat for mule deer and do not provide forage habitat that is unique to the parcels.

Slopes within the parcels also limit the quality of mule deer habitat on the parcels. The slopes within the mowed/maintained areas are suitable for both adults and fawns; however, the lack of vegetation on this portion of the property minimizes the use of this portion of the parcels. The slopes within the unmaintained portions of the parcel are greater than the optimal slopes for fawning, but within the optimal range for adults. The slopes of the parcels are not optimal for fawning, but are within the optimal range of the adult habitat. Slopes within the parcels are within the optimal habitat range, but do not provide slopes that are unique to the parcels.

The current use of the subject parcels and the adjacent parcels will significantly diminish the mule deer habitat provided by the subject parcels. Human disturbance and use will significantly impact the quality of the habitat on the parcels and in the case of fawning, disturbance within a mile may eliminate fawning habitat. The current mowing and maintenance of the parcels, together with the presence of the swamp boat track results in significant disturbance on the parcels and will diminish the habitat provided on the parcels. Additionally, the current orchard and industrial use of the adjacent parcels (west and south) would also result in significant disturbance on the subject parcels. The use of the subject parcels by mule deer is expected to be diminished based on the existing use and disturbances on the subject parcels and adjacent parcels. These disturbances does not mean that mule deer will not utilize the habitat present on the parcels, but it would likely result in limited use of the parcels. The full development of the parcels would not have a similar impact on the adjacent properties to the north and east based on the existing slopes to the north and east of the parcels. The slopes to the north and east are steep and would both limit the development potential on the parcels but would also provide separation between these areas and a potential buffer. The existing slopes would provide separation between the subject parcels and unmaintained, natural properties to the north and east. Based on these conditions, the current use and disturbance of the subject and adjacent parcels would significantly impact the use of the parcels by mule deer and significantly reduces the quality of habitat provided by the parcels.

In summary, the subject parcels do provide habitat for mule deer and it is expected that mule deer utilize the habitat on the parcels. However, the subject parcels do not provide optimal habitat and does not contain habitat that is unique to the parcels. Habitat provided by the subject parcels are common to the majority of the habitat provided throughout the majority of Douglas County. The lack of trees and shrubs on the property, lack of natural water source and the existing disturbance/use of the subject parcels and the adjacent parcels significantly diminish the quality of mule deer habitat on parcels. Based on all of this the subject parcels are providing minimal habitat for mule deer and the development of the parcels will not result in adverse impact to mule deer. The subject parcels do not contain habitat that has been identified as a limiting factor or is critical for survival. The subject parcels are also located adjacent to the parcels that are currently used for agriculture and industrial and any development of these parcels would

be preferred verses the development of parcels completely undisturbed and separated from adjacent disturbances. Overall, the subject parcels do not provide quality mule deer habitat and the development of the parcels will not result in adverse impacts to mule deer abundance or habitat.

Please feel free to contact me with any questions at (509) 663-6300 or by e-mail at larryl@gretteassociates.com.

Sincerely,
GRETTE ASSOCIATES^{LLC}

A handwritten signature in dark ink, appearing to read 'Larry Lehman', written in a cursive style.

Larry Lehman
Biologist



Photograph 1. Existing habitat on the subject parcels.



Photograph 2. Existing habitat on the subject parcels.



Photograph 3. Existing habitat on the subject parcels.



Photograph 4. Existing habitat on the subject parcels.

EXHIBIT E

Industrial Land Capacity Analysis

Douglas County staff reviewed the document “Methods for Evaluating Commercial and Industrial Land Sufficiency: A Recommendation for Oregon Communities” by Otak, Inc and ECONorthwest dated December 9, 2002. The document was provided by the Washington State Department of Commerce as a resource to help forecast the need for industrial land. The following is an excerpt from the document.

One of the important objectives of the economic opportunity analysis is to determine whether a jurisdiction has a sufficient amount of buildable land within its UGB to accommodate expected employment growth over the next twenty years as required by State law. The analysis builds from the forecast of population or employment developed in Step 2.

Several approaches exist for translating population/employment forecasts into land need. Table 4-2 summarizes the approaches.

Table 4-2. Basic methods for estimating land demand

Method	Description
Population/developed land ratio	Uses the number of developed commercial and industrial acres per 1000 persons and extrapolates it to the planning horizon using the local population forecast.
Employment/developed land ratio	Uses the number of developed commercial and industrial acres per 1000 employees and extrapolates it to the planning horizon using the local population forecast. Requires both a current employment estimate and an employment forecast.
Employee per acre (EPA) ratio	Assumes a specific employment density, expressed in employees per acre. At the simplest level, the method uses an aggregate EPA ratio for all new employment. Requires both a current employment estimate and an employment forecast.
Expert consultation	Relies on the expertise of local developers, business leaders and others to estimate land needs.

EXHIBIT E

The first method is the easiest: most jurisdictions will have current year population estimates (available from Portland State University) as well as population forecasts. Estimates of the amount of developed commercial and industrial land should be developed during the supply analysis. The second method is similar to the first, but uses local employment estimates and forecasts.

The Douglas County methodology for determining the need for industrial land for the 20 year period ending 2030 is as follows:

Step 1: Establish the beginning population.

The 2010 population number was derived from the 2010 Census and a percentage (18.41) of the population that lives outside of the Urban Growth Boundary and within the boundary of the Metropolitan Planning Organization. See chart below:

	2010	2030
Rural/Agricultural Population in MPO (excluding Rock Island)	1,284	2,286
Non-urban Population Allocation	6,973	12,414
Percentage of population in MPO	18.41%	18.41%
EWUGA Population	26,221	40,768
UGA Population + Rural Population in MPO	27,505	43,054

EXHIBIT E

Step 2: Designated Industrial Lands

The total developed industrial acreage of Baker Flats and the Pangborn Industrial Service Boundary.

Step 3 & 4: Deduct critical areas and power line encumbrances

The critical areas and power line easements encumbering developed industrial lands are deducted.

Step 5: Developed Industrial acreage minus deductions

The total acreage of steps 3 & 4 are subtracted from the total developed industrial lands (step 2).

Step 6: Determining the acres of industrial land per 1000 population.

This ratio is derived by dividing the total population by 1000, then dividing the total designated industrial acreage minus the deductions from steps 3-9 by the number population per 1,000. The Pangborn calculation is as follows:

Total Pop/1000
 $27,505/1000=27.505$

Industrial acreage/population per 1000
 $739.90/27.505=26.90$

Steps 7 – 12: Deductions from the total designated industrial lands.

Policy L-11 of Chapter 12 Industrial Lands in the Countywide Comprehensive Plan identifies certain industrial property within the boundary of the Pangborn ISB that are not suitable for industrial use. Steps 3 through 7 identify the policy and the associated acreage. The attached map identifies the areas deducted.

Step 13: Determining the 2030 Population:

This number was derived from the 2030 population allocation for the East Wenatchee UGB plus the population within the MPO boundary. See chart from Step 1.

Step 14: Determine the per 1000 population.

This number is the 2030 projected population divided by 1000. $43,054/1000=43.05$.

Step 15: Determining the 2030 Industrial acreage.

EXHIBIT E

This number is derived by multiplying the 2010 industrial acres per 1000 population by the 2030 population per 1000. $43.05 \times 26.90 = 1,158.17$

Ste 16: Determine the projected need for industrial lands in 2030

This number was derived by subtracting the Step 15 number from the Step 5 number; $1,158.17 - 739.90 = 418.27$.

Step 17: Application of a market factor.

A 25 percent market factor is added to the number to ensure that there is sufficient industrial land to meet the need. A reasonable market is authorized by WAC 365-196-310(2)(e). Douglas County has historically used a 25% market factor. The projected need for industrial land in 2030 is 522.84 acres.

Step 18: Addition of Comprehensive Plan Deductions (Total from Step 12)

The total acreage of industrial land deducted (Step 12) is added to the total needed industrial land. This acreage constitutes a no net increase of industrial lands as required by Policy L-11 of the Countywide Plan.

Step 19: Remove existing vacant lands from the total (Step 18).

Vacant lands from Baker Flats and the Pangborn ISB are subtracted from the total in Step 18.

Step 20: Total Industrial Land Needed (Step 18 minus Step 19).

Step 20 represents the total industrial land need for the MPO are encompassing Baker Flats and the Pangborn ISB.

EXHIBIT E

Baker Flats and Pangborn ISB	Step 1	2010 Population 26,221 (EWUGA) + 1,284 (18.41% of Rural Allocation)	27,505
	Step 2	Developed Industrial Lands	790.44
	Step 3	Power lines	-5.17
	Step 4	Critical Areas	-45.37
	Step 5	Developed Industrial acreage minus deductions	739.90
	Step 6	Developed Industrial acres per 1000 population	26.90
	Step 7	Safety Zone 1 (per Policy L-11(A)(a))	33.74
	Step 8	Publicly owned land leased for agricultural purposes (per Policy L-11(A)(2))	0
	Step 9	Parcels reserved for the preservation of cultural resources (per Policy L-11(A)(c))	1
	Step 10	Parcels used for public facilities such as storm ponds (per Policy L-11(A)(d))	12.35
	Step 11	Areas dedicated to runways, taxi ways, and aircraft staging (per Policy L-11(A)(e))	334.58
	Step 12	Sum of Comprehensive Plan Deductions (Steps 7-11)	381.67
	Step 13	2030 Population (EWUGA + 18.41% of Rural Allocation)	43,054
	Step 14	2030 Population (EWUGA + 18.41% of Rural Allocation) by 1000	43.05
	Step 15	2010 Acres/1000 (Step 6) multiplied by the 2030 population per 1000 (Step 14)	1,158.17
	Step 16	Industrial Acres needed in 2030 (Step 15 - Step 5)	418.27
	Step 17	Industrial Acres needed in 2030 including a 25% market factor	522.84
	Step 18	Addition of Comprehensive Plan Deductions (Total from Step 12)	904.51
	Step 19	Vacant lands (minus critical areas & power lines)	383.76
	Step 20	Total Industrial Land Needed (Step 18 minus Step 19)	520.75

EXHIBIT F

Consistency Analysis – Regional Policy Plan & Countywide Comprehensive Plan

Regional Policy Plan

POLICY A-3: Urban growth areas should include sufficient area to accommodate anticipated growth and to avoid market constraints that induce leapfrogging development. This will assist in retaining the overall rural character of the county and in preserving farmland for agricultural activities.

Both the land use capacity analysis and land consumption analysis indicate that additional industrial land at the Pangborn ISB is necessary.

POLICY A-4: The size/area of urban growth areas will be based on the following considerations projected over a 20-year planning period:

- Projected population for the 20-year planning horizon, based on the population figures provided by the Washington State Office of Financial Management; The Regional Council adopted population projections for the years 2008-2028 in June of 2009. The OFM projection utilized for the 20 year projection went out to 2030. Initial results of the 2010 Census have been published. The Board of Commissioners have given staff direction to utilize the 2010 population data and the 2030 OFM projection for the analysis of the Pangborn and Baker Flats industrial areas.
- Projected land use needs for residential, recreational, commercial and industrial uses for the 20-year planning horizon; The land capacity analysis indicates that additional industrial land is necessary for the 20 year planning window.
- Existing and forecasted public facility and service capacities; Utility purveyors have indicated that urban levels of service can be provided to each of the expansion areas.
- Land with physical constraints, such as critical areas; The expansion areas in Alternative 1, north and east of Pangborn ISB and north and east of the Baker flats boundary have critical areas within their boundaries.
- Recognize the potentially reduced rate of conversion on land with active agricultural activities, and other land that may not be available because of ownership constraints;
- Greenbelts and open spaces;
- Maintaining an adequate supply of developable land, considering market forces; A market factor of 25% has been incorporated into the land capacity analysis.
- Existing land use and subdivision patterns; An analysis of existing uses within the boundaries of the Pangborn ISB and Baker Flats was completed.
- Status of existing developments that are still in the “review” stages; Commercial building permits submitted and currently in review have been taken into consideration.
- Build-out of existing developments and/or neighborhoods; Both Baker Flats and the Pangborn ISB have binding site plans that have been approved and are pending final review as well as binding site plans that have completed initial phases on development.

EXHIBIT F

POLICY A-5: The delineation of the boundaries of urban growth areas will be coordinated and established based on the following considerations:

- Geographic, topographic and man-made features;
- Existing jurisdictional boundaries, including special improvement districts;
- Public facilities and services availability, limits and extensions;
- Designations of resource lands of long term commercial significance and critical areas;
- Potential urban/rural interface conflicts.

The Draft Supplemental Environmental Impact Statement reviews and analyses these issues.

POLICY A-6: There are two types of Urban Growth Areas within Douglas County that serve different functions throughout the area:

1. *Urban Growth Areas:* Areas inclusive of municipal city limits, generally providing a full range of residential, commercial, industrial and recreational land uses within a range of urban densities.
2. *Industrial Service Areas:* Areas characterized by a significant amount of manufacturing, industrial and advanced technology uses, where an extensive land base and the exclusion of non-industrial uses are essential features. An example of such an area is the vicinity surrounding the Pangborn Memorial Airport.

POLICY A-10: Proposals for amending existing Industrial Service Areas shall also demonstrate the following:

- The availability for continued growth in the area is limited due to build-out of existing lands;
- The designated resource lands in the area will not be negatively impacted;

The Pangborn land use analysis shows that industrial land is limited due to the growth in recent years and the high percentage of public ownership, in particular the airport and port districts. The resource lands analysis is in Exhibit D, pages 3-12.

POLICY G- 5: The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated and assigned a high priority by utility purveyors and service providers.

All utility purveyors have indicated that urban levels of service can be provided to each of the expansion areas identified in Alternative 1.

EXHIBIT F

Countywide Comprehensive Plan

Chapter 5 Natural Resource Lands

For Pangborn ISB:

5.2.2 Designation of Agricultural Resource Lands

The designation of agricultural lands of long term commercial significance shall be based upon consistency with each of the following three factors, reviewed in the sequential order listed below:

- a. The land is not already characterized by urban growth based upon analysis consistent with WAC 365-196-310 (February 8, 2011). **RCW 36.70A.110(1) requires counties planning under the Growth Management Act (GMA) to designate urban growth areas in which urban growth is to occur. Further stating that "...An urban growth area may include territory that is located outside of a city *only* if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth,...."** In RCW 36.70A.030 "characterized by urban growth" is defined as "...land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth."

The Washington Supreme Court in *Arlington v CPSGMHB* (164 Wn.2d 768) found that land located adjacent to a major highway, the existing urban growth boundary, and had unique access to utilities met the requirements of RCW 36.70A110 (1) and was characterized by urban growth.

The proposed expansion areas are located immediately adjacent to the East Wenatchee UGB and the US Highway 2/97 corridor, and with the exception to sanitary sewer have access to urban utility services. Consistent with the ruling in *Arlington*, the proposed expansion areas are characterized by urban growth.

- b. The area is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2). This factor shall evaluate whether lands are well suited to agricultural use based primarily on their physical and geographic characteristics including one or more of the following categories:
 - 1. Lands classified as having a total rangeland vegetation production of greater than or equal to 800 lbs of dry weight per acre. **None of the lands within Alternative 1 meet this criterion. Included as Exhibit F is the National Resource Conservation Service soils data analysis for this area relative to rangeland vegetation production. Approximately 363 acres are designated Dryland Agriculture.**
 - 2. Land has been utilized for grazing in the commercial production of livestock within the last twenty years. **Unknown**

EXHIBIT F

3. Land currently enrolled within an agriculture conservation program such as the Conservation Reserve Program (CRP) Conservation Reserve Enhancement Program (CREP). **Not applicable.**
4. Lands generally used for the production of hard and soft fruit products, vegetables, or grain crops such as hay, grass, silage, etc., which are located within an irrigation district and currently receive irrigation water or land that receives irrigation water from a private irrigation system or groundwater well supply. **Approximately 363 acres are designated Dryland Agriculture. None of these lands are currently in agricultural production. The East Study Area is primarily devoted to the growing of apples and cherries. This area is served by the Greater Wenatchee Irrigation District.**
5. Land that contains soil characteristics of irrigated or non-irrigated Class I, II, III and IV as classified and defined by the Natural Resources Conservation Service Land Capability Classification System. **The expansion areas include soils designated by the Natural Resource Conservation Service as having capability classifications II – IV for both irrigated and non-irrigated classes.**
6. Land identified as lands of State-wide importance. **The proposed expansion area includes 22.88 acres or 4.33% of the expansion area identified as being of state-wide importance.**
7. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service. **The proposed expansion areas include 155.02 acres of Prime farmland and 256.75 acres of Unique farmland.**

Farmland Classification	Total Acres	% of Total
Farmland of statewide importance	20.88	4.33%
Farmland of unique importance	256.75	53.25%
Not prime farmland	49.50	10.27%
Prime farmland if irrigated	155.02	32.15%
	482.15	100.00%

Irrigated Capability Class	Total Acres	% of Total
	54.89	11.38%
2	35.92	7.45%
3	134.59	27.91%
4	256.75	53.25%
	482.15	100.00%

EXHIBIT F

Non-Irrigated Capability Class	Total Acres	% of Total
3	432.65	89.73%
6	25.11	5.21%
7	24.39	5.06%
	482.15	100.00%

- c. The land has long-term commercial significance for agricultural production as indicated by the following criteria. Agricultural lands of long-term commercial significance do not have to comply with all of these criteria, but the county must be satisfied that it has long term commercial significance.
 1. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service. **The proposed expansion areas include lands identified as prime or unique. See charts above.**
 2. The availability of public facilities, including roads used in transporting agricultural products. **The East expansion area is located immediately adjacent to Grant Road and Airport Way. Grant Road is a primary transportation corridor for both agricultural and industrial products. The North expansion area is accessed by Urban Industrial Way. Utility providers have indicated that a full range of urban services can be provided to each of the expansion areas.**
 3. Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights. **Several parcels within the study areas are currently classified as current use agriculture per 84.34 RCW.**
 4. The availability of public services. **The expansion properties are currently served by public water and power. The East Wenatchee Water District, the Douglas County Public Utility District and the Douglas County Sewer District have provided written and verbal confirmation that urban levels of service can be provided to the proposed expansion areas.**
 5. Relationship or proximity to urban growth areas. **The proposed expansion area is located immediately adjacent to the Pangborn Industrial Service Boundary, which is a stand-alone Urban Growth Boundary.**
 6. Predominant parcel size. **The parcel sizes are between 0.29 acres and 180 acres, with an average parcel size of 25.25 acres.**
 7. Land use settlement patterns and their compatibility with agricultural practices. **There are several residences in proximity or within the expansion areas. In this area, there are three settlement patterns, agricultural, industrial, or associated with the airport.**
 8. Intensity of nearby land uses. **The properties are located immediately adjacent to developed industrial lands and the Pangborn Memorial Airport.**

EXHIBIT F

- 9. History of land development permits issued nearby. The properties are located immediately adjacent to developed industrial lands. Land development permits include residential and commercial building permits, binding site plans, and conditional use permits. Residential development in the vicinity is minimal. During the decade from 2000-2010 the industrial district developed experienced significant growth in building and land consumption. 71 commercial building permits were issued in this time frame within the Pangborn ISB. An analysis of the industrial district demonstrates that 30% of the current industrial district is vacant.
- 10. Land values under alternative uses. The Douglas County Assessor Office indicated that vacant industrial land, in general, is valued at \$1.50 per square foot or \$65,340 while land in agricultural production is valued at \$0.34 per square foot or \$15,000 per acre. Industrial lands are valued significantly higher than agricultural lands.
- 11. Proximity to markets. The proposed expansion areas are located within 5 miles of the city limits of East Wenatchee and Wenatchee. Direct access to Highways 2 and 97 expands the accessibility to markets for both agricultural and industrial markets to both Chelan and Douglas counties.

5.2.3 De-designation of Agricultural Resource Lands

The following policies provide the criteria and process for removing land from designation as agricultural lands of long-term commercial significance.

- 1. Removal of properties from designation as agricultural lands of long-term commercial significance must be evaluated against the same criteria as for initial designation (see Section 5.2.2 above). See discussion above.
- 2. Removal of properties from designation as agricultural lands of long-term commercial significance shall be processed as an area-wide amendment and must meet one or more of the following criteria:
 - a. A change in circumstances pertaining to the comprehensive plan or public policy related to designation criteria in Section 5.2.2;
 - b. A change in circumstances to the subject property, which is beyond the control of the landowner and is related to designation criteria in Section 5.2.2;
 - c. An error in designation or failure to designate;
 - d. New information on natural resource land or critical area status related to the designation criteria in Section 5.2.2;
 - e. A change in population growth rates or the removal is for the purpose of expanding an Urban Growth Area (UGA), provided that the jurisdiction proposing the de-designation and expansion of the UGA has demonstrated that such expansion is consistent with RCW 36.70A.110 and WAC 365-196-310 (February 8, 2011). The proposed industrial expansion of the Pangborn Industrial Service Boundary is based on population forecasts adopted by the Douglas County Regional Council and included in the Regional Policy Plan. The Industrial Lands Capacity

EXHIBIT F

Analysis indicates that an additional 520 acres of new industrial land is needed to meet the need for the 20 year planning horizon.

For Baker Flats:

5.2.2 Designation of Agricultural Resource Lands

The designation of agricultural lands of long term commercial significance shall be based upon consistency with each of the following three factors, reviewed in the sequential order listed below:

- a. The land is not already characterized by urban growth based upon analysis consistent with WAC 365-196-310 (February 8, 2011). RCW 36.70A.110(1) requires counties planning under the Growth Management Act (GMA) to designate urban growth areas in which urban growth is to occur. Further stating that "...An urban growth area may include territory that is located outside of a city *only* if such territory already is characterized by urban growth whether or not the urban growth area includes a city, or is adjacent to territory already characterized by urban growth,...." In RCW 36.70A.030 "characterized by urban growth" is defined as "...land having urban growth located on it, or to land located in relationship to an area with urban growth on it as to be appropriate for urban growth."

The Washington Supreme Court in *Arlington v CPSGMHB* (164 Wn.2d 768) found that land located adjacent to a major highway, the existing urban growth boundary, and had unique access to utilities met the requirements of RCW 36.70A110 (1) and was characterized by urban growth.

The proposed expansion areas are located immediately adjacent to the East Wenatchee UGB and the US Highway 2/97 corridor, and with the exception to sanitary sewer have access to urban utility services. Consistent with the ruling in *Arlington*, the proposed expansion areas are characterized by urban growth.

- b. The area is primarily devoted to the commercial production of agricultural products enumerated in RCW 36.70A.030(2). This factor shall evaluate whether lands are well suited to agricultural use based primarily on their physical and geographic characteristics including one or more of the following categories:
 - 1. Lands classified as having a total rangeland vegetation production of greater than or equal to 800 lbs of dry weight per acre. **Not applicable.** The expansion areas are primarily devoted to the growing of apples, pears, cherries, and stone fruits.
 - 2. Land has been utilized for grazing in the commercial production of livestock within the last twenty years. **Not applicable.** The expansion areas are primarily devoted to the growing of apples, pears, cherries, and stone fruits.

EXHIBIT F

- 3. Land currently enrolled within an agriculture conservation program such as the Conservation Reserve Program (CRP) Conservation Reserve Enhancement Program (CREP). **Not applicable.**
- 4. Lands generally used for the production of hard and soft fruit products, vegetables, or grain crops such as hay, grass, silage, etc., which are located within an irrigation district and currently receive irrigation water or land that receives irrigation water from a private irrigation system or groundwater well supply. **The majority of the proposed expansion areas are primarily devoted to the growing of apples, pears, cherries, and stone fruits. This area is served by private irrigation systems or private ground water withdrawals.**
- 5. Land that contains soil characteristics of irrigated or non-irrigated Class I, II, III and IV as classified and defined by the Natural Resources Conservation Service Land Capability Classification System. **The majority of the proposed expansion area contains irrigated and non-irrigated class II-IV soils.**
- 6. Land identified as lands of State-wide importance. **The proposed expansion area includes lands identified as being of state-wide importance.**
- 7. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service. **The proposed expansion areas include lands identified as prime or unique.**

Irrigated Capability Classification	Acres	% of Total	% of Expansion from AC10 to IG
2	59.05	48.96%	47.60%
3	44.51	36.91%	35.88%
4	17.04	14.13%	13.74%
	120.60	100.00%	97.21%

Non-irrigated Capability Class	acres	% of Total	% of Expansion from AC10 to IG
3	92.33	87.17%	74.42%
4	13.59	12.83%	10.95%
	105.92	100.00%	85.38%

EXHIBIT F

Classification	Acres	% of Total	% of Expansion from AC10 to IG
Farmland of statewide importance	11.54	10.07%	9.30%
Farmland of unique importance	11.09	9.67%	8.94%
Prime farmland if irrigated	92.02	80.26%	74.17%
	114.65	100.00%	92.41%

- c. The land has long-term commercial significance for agricultural production as indicated by the following criteria. Agricultural lands of long-term commercial significance do not have to comply with all of these criteria, but the county must be satisfied that it has long term commercial significance.
 1. The classification of prime and unique farmland soils as mapped by the Natural Resources Conservation Service. **The proposed expansion areas include lands identified as prime or unique.**
 2. The availability of public facilities, including roads used in transporting agricultural products. **The proposed expansion areas are immediately adjacent to US Highway 2/97 running north/south and in close proximity to the west connection of Highway 2 accessing Chelan County. Both of these are primary transportation corridors for both agricultural and industrial products. The Chelan Public Utility District has a major hydro-electric facility including a substation to the north and west of the expansion areas. Daroga State Park is north across the highway.**
 3. Tax status, including whether lands are enrolled under the current use tax assessment under chapter 84.34 RCW and whether the optional public benefit rating system is used locally, and whether there is the ability to purchase or transfer land development rights. **All parcels within the proposed expansion area are classified as current use agriculture per 84.34 RCW.**
 4. The availability of public services. **The expansion properties are currently served by public water and power. The East Wenatchee Water District, the Douglas County Public Utility District and the Washington State Department of Transportation have provided written and verbal confirmation that urban levels of service can be provided to the proposed expansion areas. The Douglas County Sewer District has stated that extension of sewer services to the existing industrial area would require approximately 15 million dollars and servicing the proposed industrial areas would require the completion of a new waste water treatment plant.**

EXHIBIT F

As noted in, WAC 365-196-320(1)(f)(ii-iii) the “use of on-site sewer systems within urban growth areas may be appropriate in limited circumstances where there is no negative effect on basic public health, safety and the environment; and the use of on-site sewer systems does not preclude development at urban densities.” Within the Baker Flats industrial boundary, parcels average 4.72 acres in size. The industrial uses and lots sizes necessary to accommodate the uses have not necessitated sanitary sewer. The use of on-site systems is sufficient to meet the needs without creating a negative environmental impact.

The Douglas County Sewer District has provided written comment regarding the cost necessary to extend sewer services to the existing boundary (\$15 Million) and the need for a new waste water treatment facility to accommodate the proposed expansion area. The land use analysis of the district demonstrates that 30% of the industrial district is vacant or undeveloped. The cost to extend sanitary sewer service to the existing boundary and the proposed expansion would be the financial burden of relatively few property owners and would need to pass through already developed industrial lands to reach the vacant parcels. The extension of sanitary sewer is financially impractical and unreasonable.

5. Relationship or proximity to urban growth areas. The proposed expansion area is located immediately adjacent to the Urban Growth Boundary of East Wenatchee
6. Predominant parcel size. The parcel sizes are between 0.18 acres and 40 acres, with an average parcel size of 19 acres. The 0.18 acre site has a 1940's era home with a detached garage. If this small parcel is excluded, the average parcel size is 22 acres.
7. Land use settlement patterns and their compatibility with agricultural practices. Residential development in the vicinity is minimal. The properties are located immediately adjacent to developed industrial lands, which only 30% of the district has capacity for development. Between the years of 2000 and 2010, 55 commercial building permits were issued in the Baker Flats Industrial district. The proposed expansion areas are located adjacent to a hydro-electric dam, a major sub-station, two mineral extraction sites with current conditional use permits, and a state park. Two gas stations and mini-mart are also adjacent to the expansion site.
8. Intensity of nearby land uses. The properties are located immediately adjacent to developed industrial lands, a hydro-electric dam, a major sub-station, two mineral extraction sites with current conditional use permits, and a state park. Between the years of 2000 and 2010, 55 commercial building permits were issued in the Baker Flats Industrial district. Two gas stations and mini-mart are also adjacent to the expansion site.
9. History of land development permits issued nearby. The properties are located immediately adjacent to developed industrial lands. Land development permits include residential and commercial building permits, binding site plans, and conditional use permits. Residential development

EXHIBIT F

in the vicinity is minimal. The majority of the land west of the expansion area is in agricultural production with a few residential structures. During the decade from 2000-2010 the industrial district developed experienced significant growth in building and land consumption. 55 commercial building permits were issued in this time frame. An analysis of the industrial district demonstrates that 30% of the current industrial district is vacant. The proposed expansion areas are located adjacent to hydro-electric facilities, two mineral extraction sites with current conditional use permits, a major sub-station, two gas stations and a mini-mart, and Daroga state park, which has recently expanded its services by adding additional overnight options such as yurts and cabins.

- 10. Land values under alternative uses. The Douglas County Assessor Office indicated that vacant industrial land, in general, is valued at \$1.50 per square foot or \$65,340 while land in agricultural production is valued at \$0.34 per square foot or \$15,000 per acre. Industrial lands are valued significantly higher than agricultural lands.
- 11. Proximity to markets. The proposed expansion areas are located within 5 miles of the city limits of East Wenatchee and Wenatchee. Direct access to Highways 2 and 97 expands the accessibility to markets for both agricultural and industrial markets to both Chelan and Douglas counties.

5.2.3 De-designation of Agricultural Resource Lands

The following policies provide the criteria and process for removing land from designation as agricultural lands of long-term commercial significance.

- 3. Removal of properties from designation as agricultural lands of long-term commercial significance must be evaluated against the same criteria as for initial designation (see Section 5.2.2 above). See discussion above.
- 4. Removal of properties from designation as agricultural lands of long-term commercial significance shall be processed as an area-wide amendment and must meet one or more of the following criteria:
 - a. A change in circumstances pertaining to the comprehensive plan or public policy related to designation criteria in Section 5.2.2;
 - b. A change in circumstances to the subject property, which is beyond the control of the landowner and is related to designation criteria in Section 5.2.2;
 - c. An error in designation or failure to designate;
 - d. New information on natural resource land or critical area status related to the designation criteria in Section 5.2.2;
 - e. A change in population growth rates or the removal is for the purpose of expanding an Urban Growth Area (UGA), provided that the jurisdiction proposing the de-designation and expansion of the UGA has demonstrated that such expansion is consistent with RCW 36.70A.110 and WAC 365-196-310 (February 8, 2011). The proposed industrial expansion of the East Wenatchee Urban Growth Boundary is based on population forecasts adopted by the Douglas County Regional Council and

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included in the Regional Policy Plan and reflected in the Land Capacity Analysis included in the Land Use Chapter of the Greater East Wenatchee Comprehensive Plan. The Land Capacity Analysis identifies a need to expand the East Wenatchee UGB by 650 acres to accommodate the projected residential and commercial needs of the area over the next 20 years. The analysis did not take into account the need for additional industrial land to meet industrial employment needs into the future.

Historically the industrial lands have constituted between 5 and 6 percent of the total area of the East Wenatchee UGB. The Baker Flats industrial zoning district currently makes up 5.23% of the UGB. Under the five proposed expansion options currently under consideration by the City of East Wenatchee, which include gross expansions of between 1,090 and 1,277 acres, the Baker Flats industrial area would approximately 6.17 percent.

The Washington Association of Cities conducted a land use survey in 2008 and 2010. The surveys identified the average percentage of residential, commercial, mixed-use, and industrial zoning in each of the jurisdictions. The results identify industrial lands made up on average 14% in 2008 and 10% in 2010. The proposed industrial expansion would slightly exceed the current percentage of industrial lands in the East Wenatchee UGB, however is far below the average of other cities in the State of Washington.

5.2.4 Agriculture Goals and Policies

GOAL: Agricultural uses will be preserved, enhanced and maintained to the greatest extent possible feasible outside of Urban Growth Areas (UGA).

Policies

- A-1. The County will encourage the retention of agricultural lands of long-term commercial significance, including rangelands and will prevent haphazard growth into these areas.
Expansion of the Pangborn ISB and the East Wenatchee UGB would require an analysis of sections 5.2.2 and 5.2.3.
- A-3. Protect agricultural lands and activities from conflicting non-farm uses and influences.
Resource lands located adjacent to the urban growth boundary continue to enjoy the same protections as other resource lands. The county is required by the GMA to preserve and protect agricultural resource lands from incompatible uses.

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Chapter 6 Transportation

6.1.1 Transportation Goals and Policies

GOAL: Provide efficient use of existing and future transportation facilities through a systematic approach of monitoring and maintaining the road system, integrating all types of transportation systems and facilities, by coordinating transportation facilities planning with other elements of the comprehensive plan, and coordination with other federal, state and local agencies.

- T-21 Develop a future transportation corridor between Airport Way and the intersection of South Van Well Avenue and 4th Street SE.
This planned transportation corridor is within the East 1 study area.

Chapter 7 Capital Facilities

7.1.1 Capital Facilities Goals and Policies

GOAL: Ensure that adequate capital facilities and services are planned, located, designed and maintained in an economical and efficient manner in order to meet existing and future needs of Douglas County as demonstrated in the comprehensive plan.

POLICIES:

- CF-1 Coordinate land use and public works planning activities with an ongoing program of long range financial planning to best utilize limited fiscal resources.
The 6-year Transportation Improvement Plan and the Douglas County Capital Facilities Plan are consulted for long range coordination of public works projects.

Chapter 8 Utilities

8.3.1 UTILITIES GOALS AND POLICIES

GOAL: Development in Douglas County will only occur in conjunction with the availability of adequate, cost effective provision of utilities. The installation and expansion of utilities will be coordinated to minimized cost and disruption of normal activities.

Policies:

- U-1. Recognize energy facility need and future demand in Douglas County and ensure that facilities will be properly located to increase effectiveness of the resource, protect the public, health safety and welfare, address land use compatibility, and the environment.
The Douglas County PUD has indicated that sufficient capacity exists to accommodate additional industrial lands.

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- U-4. Require that development take into account the timely and concurrent provision of adequate and efficient utility systems.
The Douglas County PUD, the East Wenatchee Water District, and the Douglas County Sewer District have indicated that sufficient capacity exists to accommodate additional industrial lands. Developers of industrial land are required to coordinate with the applicable utility provider to ensure the timely and concurrent provision of utility systems.

- U-5. Provide utilities at service levels that are appropriate for the specific land uses and areas, thereby avoiding excess capacities that may encourage growth beyond the desired densities of an area.
The Pangborn ISB is an urban growth boundary under the GMA. The Douglas County PUD, the East Wenatchee Water District, and the Douglas County Sewer District have indicated that sufficient capacity exists to accommodate additional industrial lands at urban levels of service.

- U-9. The cost of on-site utility improvements or site preparation for developments will be the responsibility of the development benefiting from the improvement.
Developers of industrial land are required to coordinate with the applicable utility provider to ensure the timely and concurrent provision of utility systems.

Chapter 12 Industrial

12.1.1 INDUSTRIAL --- GOALS AND POLICIES

GOAL: Promote industrial development which contributes to economic diversification, growth and stability of the community without degrading its natural systems or residential living environment.

- L-1. Encourage the continued development of light industries that are agriculturally related.

- L-2. Encourage industrial development to locate in industrial/business park areas adjacent to major street arterials, preferably on lands not suited for residential uses or agricultural uses.
Study areas located adjacent to major street arterials:
 1. Grant Road adjoins the Northwest Study Area along the southern boundary;
 2. The East 1 Study Area is located adjacent to Grant Road along the northern boundary and South Van Well Ave along the eastern boundary;
 3. The East 1 Study Area is located adjacent to South Van Well Ave. on the western boundary and 4th Street SE on the southern boundary;
 4. The South Study Area abuts South Union Ave on the western boundary;
 5. The West Study Area is located adjacent to South Union Ave. on the eastern boundary and 8th Street SE on the southern boundary.

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Each of the study areas are designated agricultural resource lands. Only the North Study Area is not currently in some form of agricultural production. Each study area, with the exception of the North Study Area, has existing single-family residential structures within their boundaries.

- L-3. Encourage variety and innovative design in industrial site development and encourage an attractive and high quality environment for industrial activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin.

The draft amendments to DCC 20.40.060 Adjustment of landscape requirements which include the use of drought tolerant species and combining landscaped areas and stormwater water facilities, provide an innovative alternative to the existing landscape standards of the industrial district and stormwater management.

- L-4. Actively support economic development measures that serve to revitalize and promote the growth of existing industrial locations.

The draft amendments are intended to promote growth, diversity, and revitalize industrial areas.

- L-5. Encourage air related industries and nonconflicting light industries in the Pangborn Industrial Service Area.

Draft amendments to DCC 18.60.020 Permitted Uses, specifically to include airport related services such as eating and drinking establishments, conference and meeting rooms, and motels are intended to encourage non-conflicting development in close proximity to the airport.

- L-6. Encourage, whenever possible, the extension of support facilities and services for industrial activity.

The East Wenatchee Water District, the Douglas County Sewer District, and the Douglas County PUD have all indicated that a full range of urban services can be provided to each of the study areas.

- L-8. The Pangborn Industrial Service Area (Pangborn ISA) shall be designated as a Master Planned Development Overlay Zoning District and master planned developments shall be encouraged. It is anticipated that Master Plans may be conceptual in nature and may include alternative development scenarios, provided that proposed master plans:

- A) Maximize the development potential of vacant and underutilized industrial zoned lands;
- B) Promote the coordinated planning, design, and construction of public facilities;
- C) Promote the compatibility of new development with neighboring land uses;
- D) Facilitate the development of public and private owned property for economic development purposes in accordance with the provisions of this Comprehensive Plan; and

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E) Support long term strategies to preserve and enhance airport operations and compliance with FAA safety requirements.

The master-planned approach and coordinated environmental review will be incorporated in a planned action Environmental Impact Statement.

L-9. The County shall, in consultation with affected property owners, establish a corridor and design standards to guide the future realignment of Grant Road in an effort to preserve a runway safety zone that can support existing and projected FAA requirements and to provide greater certainty to adjoining property owners, provided that:

- A) Future road improvements shall be designed in consultation with affected property owners and should utilize to the greatest extent practical the existing alignment;
- B) The new road should be designed to minimize potential adverse impacts on the use and future development of private properties in accordance with the cross section and standards depicted in Attachment B;
- C) Curbs, gutters, and sidewalks may only be required on one side of the improved roadway in order to accommodate future roadway expansion;
- D) Approval of future development proposals shall be consistent with the established realignment corridor and design criteria;
- E) The realigned road may be built in phases as adjoining private properties are developed;
- F) In order to promote the free flow of traffic, an access management plan shall be prepared that limits direct access onto Grant Road to approved collectors as depicted on Attachment A;
- G) Consideration shall be given to locating collectors in a manner that facilitates the development of adjoining industrially-designated properties;
- H) It is the intent of the County that upon completion of the realigned roadway that the portion of the existing Grant Road that extends across the airport runway safety zone would be closed and vacated; and
- I) The costs associated with the design and construction of improvements to Grant Road shall be allocated in an equitable manner between benefiting property owners and public agencies requiring the improvements.

The re-alignment of Grant Road will be addressed in the Pangborn Airport Master Plan update and associated environmental documents.

L-10. The County shall encourage and support efforts by property owners in the Pangborn ISA to identify and address potential environmental impacts in advance of project specific development proposals. This may include but is not limited to:

- a. Preparing a master plan or sub-area plan for the Pangborn ISA that includes assumptions about the nature and intensity of future development

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activities and preparing a non-project environmental review to facilitate the subsequent permitting of project specific development proposals;

- b. Encouraging property owners to address potential environmental impacts and to coordinate mitigating measures in advance of project specific development proposals;
- c. Organizing and conducting an area-wide reconnaissance-level archaeological and cultural resource survey to identify and minimize the potential for new development to impact significant sites; and/or
- d. Designing and constructing regional or shared storm water detention facilities in accordance with the provisions of a fair share cost allocation plan approved by benefiting property owners.

The master-planned approach and coordinated environmental review will be incorporated in a planned action Environmental Impact Statement.

L-11. It is the intent of the County, in partnership with affected private property owners and the Ports of Chelan and Douglas Counties, to maximize the development potential of industrial zoned lands within the Pangborn UGA. This may include, but is not limited to:

A) The identification of parcels in the UGA not suitable development and the no net increase addition of parcels more suitable for industrial development (see attachment A):

1) Parcels not suitable for development in the UGA includes:

- a. Parcels located in or anticipated to be located in Airport Safety Zone 1, which is a no build zone; 33.74 acres of the industrial district are located within Airport Safety Zone 1.
- b. Publicly owned parcels leased for agricultural production and research;
- c. Parcels or areas reserved or dedicated for the preservation of cultural or historical resources; and A one acre site at the intersection of Urban Industrial Way, Grant Road, and N. George Street has been dedicated as a cultural resource commemorative site.
- d. Parcels or areas used for public facilities, such as storm water detention ponds. A 12.35 acre irrigation pond owned is located on 8th Street SE in the southwest corner of the industrial district
- e. Areas dedicated to runways, taxiways and aircraft staging. The current Pangborn Airport Master Plan includes a map that delineates the areas designated for airport operations and non-

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aviation areas. A total of 389.95 acres are dedicated for runways, taxiways, and aircraft staging.

- 2) Parcels targeted for inclusion in the UGA to offset lands not suitable for industrial development shall include:
 - a. Parcels potentially adversely affected by proposed Grant Road improvements or future airport operational needs and safety improvements; **The Northwest Study Area includes land that would be impacted by the re-alignment of Grant Road.**
 - b. Parcels adjacent to County arterials that enhance the development potential of neighboring properties, and/or that enhance airport operations; and **The Northwest, East 1, East 2, and West Study Areas are adjacent to arterial streets.**
 - c. Land associated with the current and planned operations of the Pangborn Memorial Airport; and
 - d. Parcels located east of the current UGA boundary and north of Runway 7-25 extended east to Van Well Road. **The East 1 and East 2 are the only study areas meet this criterion.**
- 3) Additional adjustments to the UGA boundaries may be necessary to further account for lands to be included in Airport Safety Zone 1, public facilities, cultural resource areas, and/or areas not suitable for industrial development.
 - B) Actions that promote the efficient use of public facilities and services consistent with the logical outer boundary for the extension of urban services;
 - C) Requiring that new development connect to the sanitary sewer if reasonably available or, alternatively, install the necessary connections and commit through a written agreement to contributing their fair share toward the extension of sewer service as it becomes available; and
 - D) Actions that promote compatibility with surrounding land uses and/or that minimize potential conflicts within logical future growth areas;

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Consistency with the Greater East Wenatchee Comprehensive Plan

Chapter 2 Urban Growth Joint Planning

GOAL 1: Ensure that urban growth areas include an adequate amount of land and sufficient capacity to accommodate projected growth over a 20-year period and to avoid market constraints that induce leapfrogging development.

- UG-1 Urban Growth shall occur within urban growth boundaries where adequate public facilities and services exist or can be provided in an efficient manner. The urban growth area shall provide enough land to accommodate future urban development. **Douglas County completed an Industrial Land Use Needs Analysis to determine if additional industrial land is necessary. The additional 520 acres will accommodate industrial development for the 20 year planning horizon.**
- UG-2 The county and the cities shall jointly review the designated urban growth area at least every 7 years and revise as necessary to accommodate the urban growth projected to occur over the succeeding 20year period. **Douglas County and the City of East Wenatchee have been collaboratively working on a review of the UGA. The review of the industrial lands is a component of that process.**
- UG-3 Periodically review the size of the urban growth areas based on population projections, land use, the adequacy of existing and future utility and transportation systems, economic development strategies, and capital facilities plans. **The Industrial Land Use Needs Analysis is based on 2010 Census data adopted by the Regional Council.**

GOAL 2: Reduce the inappropriate conversion of undeveloped land into sprawling, low density development and provide for the orderly and progressive change from rural to urban density land uses within the Urban Growth Area with the provision of a full-range of urban services.

- UG-7 Ensure that the location of proposed easements and road dedications, structures, stormwater drainage facilities, and the extension of a full range of urban utilities (water, sewer, power, etc.) are consistent with the orderly future development of the property to achieve urban densities. **Douglas County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.**
- UG-8 The development of residential and commercial property within the urban growth area shall only occur when all necessary urban public facilities and services are provided prior to or concurrent with development. **Douglas**

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County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.

Chapter 3 Land Use Industrial --- Goals And Policies

GOAL: Promote industrial development which contributes to economic diversification, growth and stability of the community without degrading its natural systems or residential living environment.

- I-2 Encourage industrial development to locate in industrial/business park areas adjacent to major street arterials, preferably on lands not suited for residential uses or agricultural uses. *The expansion at Baker Flats is adjacent to State Route 2/97.*
- I-3 Encourage variety and innovative design in industrial site development and encourage an attractive and high quality environment for industrial activities through good landscaping, parking and building design where land uses of distinct character or intensity adjoin. *Draft amendments to the Douglas County Code include revisions to the Landscaping Standards and allowing innovative landscaping methods such as drought tolerant landscaping and combining landscaped areas with stormwater facilities.*
- I-5 Encourage air related industries and nonconflicting light industries in the Pangborn Industrial Service Area. *The draft revision to the Douglas County Code includes revisions to the permitted use section of the industrial chapter.*
- I-6 Encourage, whenever possible, the extension of support facilities and services for industrial activity. *Douglas County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.*
- I-7 Potential impacts on nearby properties and public facilities and services shall be identified and mitigated when evaluating industrial development proposals. *The expansion areas are east of SR 2/97 and/or adjacent to the steep rock hill side to the east.*

GENERAL LAND USE--- GOALS AND POLICIES

GOAL: Provide state and federal system airports with reasonable protection from airspace obstructions, incompatible land uses and nuisance complaints that could restrict operations

Policies

- LU -1 Ensure that public or private development around existing airports allows the continued use of that facility as an airport. Land within aircraft approach and departure zones will be protected from inappropriate development. *Douglas County has adopted an Airport Overlay District that provides standards and regulations for development adjacent to the airport.*

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Chapter 6 Capital Facilities

GOAL: Insure that capital facilities are located, designed, and enhanced to accommodate the changing needs of the area.

POLICY 3: Encourage the location and expansion of public facilities in accordance with growth and development. Douglas County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.

Chapter 7 Utilities

General Policies

Douglas County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.

GOAL 1: Facilitate the development of all utilities at the appropriate levels of service to accommodate growth that is anticipated to occur in the Area, in a fair and timely manner

- UT 2: A full range of urban services shall be provided within the entire urban growth area by promoting utility extensions to those areas needing urban services.
- UT 3: Encourage development of vacant properties adjacent to established utility systems, according to the appropriate zoning classification and/or land use designation.
- UT 4: Insure that development provides timely, adequate, and efficient utility systems.
- UT 7: Facilitate the provision of urban services to all areas in the urban growth area by sizing and locating new services that will efficiently accommodate future service extensions.

STORMWATER

GOAL 5: Provide an efficient surface and stormwater management system that serves community residences and business in a manner that makes efficient use of limited resources and minimizes damage to public and private property from flooding events.

SEWER

GOAL 4: Provide sewer service for the East Wenatchee Urban Growth Area.

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Chapter 8 Transportation

Transportation --- Goals And Policies

GOAL: Provide a balanced transportation system that meets the needs of the community by accommodating the movement of people, goods, and services at an optimum level of safety, economy and efficiency.

GOAL: To provide an effective transportation network with adequate capacity to meet the adopted Level of Service (LOS) Standard and the travel demand for the area.

GOAL: Ensure adequate and safe access to property via a system of public and private roads.

GOAL: Ensure that adequate transportation systems are provided to support growth.

- T-1 Allow major land use changes only when those proposals are consistent with the transportation system plan. *Douglas County Transportation Services has reviewed the expansions areas in Alternative 1. The Transportation Section of the SEIS addresses these issues.*
- T-18 Allow land use changes only when proposals are consistent with the adopted transportation level of service standards of the comprehensive plan. *Douglas County Transportation Services has reviewed the expansions areas in Alternative 1. The Transportation Section of the SEIS addresses these issues.*

Chapter 9 Critical Areas

Geologically Hazardous Areas Goals & Policies

GOAL5: *The County will provide appropriate measures to either avoid or mitigate significant risks that are posed by geologic hazard areas to public and private property and to public health and safety.*

- CA- 47 Identify and map all potential geologic hazard areas based on available information from the U.S. Geological Survey, Natural Resource Conservation Service Soil Survey of Douglas County and other agencies, as appropriate. *Geologically hazardous areas are mapped within the boundaries of the draft expansion areas in Alternative 1. Development occurring in these areas are subject to the requirements of Chapter 19.18D of the DCC.*

Chapter 10 Economic Development

Goals and Policies

GOAL: Diversity and strengthen the local economy to ensure a sustainable community for present and future generations.

- ED-1 Identify areas where future economic activity and growth is intended and encouraged to occur. *The Planning Commissions of Douglas County and the City*

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- of East Wenatchee have conducted joint workshops and an open house to review the expansion areas in Alternative 1.
- ED-2 Support and encourage economic development that will increase personal income by attracting a variety of business opportunities that provide family-wage jobs. The draft expansion areas in Alternative 1 will provide sufficient industrial land for the 20 year planning horizon.
- ED-4 The provision of utilities and other supporting urban governmental services to commercial and industrial areas should be coordinated with utility purveyors and service providers and assigned a high priority for extension of service to those areas. Douglas County staff has worked closely with utility providers in order to assure that public services are available. The Public Services and Utilities section of the SEIS addresses these issues.
- ED-5 Develop a land use inventory for ongoing monitoring of commercial and industrial development and available land supply that will help with monitoring the local and regional trends to be able to adjust plans, policies and programs to foster economic development. Douglas County completed an Industrial Land Use Needs Analysis to determine if additional industrial land is necessary. The additional 520 acres will accommodate industrial development for the 20 year planning horizon.
- ED-16 Pangborn Memorial Airport is an essential public facility serving the needs of the three-county area. The viability of the airport should be protected to enhance its importance to regional economic growth and sustainability. The draft expansion areas identified in Alternative 1 protect the viability of the airport by not citing new industrial areas in the flight path or center line of the runway approach. No additional industrial land is proposed within Zone 1 of the Airport Overlay.

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Pangborn ISB Expansion –WAC 365-196-310 designation criteria for industrial land

WAC 365-196-310(4) Projections for commercial and industrial land needs. **WAC 365-196-310 Urban Growth areas.**

(4) (c) Determining the appropriate locations of new or expanded urban growth area boundaries. This process should consider the following:

(i) Selection of appropriate densities. For all jurisdictions planning under the act, the urban growth area should represent the physical area where that jurisdiction's urban development vision can be realized over the next twenty years. The urban growth area should be based on densities which accommodate urban growth, served by adequate public facilities, discourage sprawl, and promote goals of the act. RCW [36.70A.110](#) requires that densities specified for land inside the urban growth area must be urban densities. See WAC [365-196-300](#) for recommendations on determining appropriate urban densities.

(ii) The county should attempt to define urban growth areas to accommodate the growth plans of the cities. Urban growth areas should be defined so as to facilitate the transformation of services and governance during the planning period. However, physical location or existing patterns of service make some unincorporated areas which are characterized by urban growth inappropriate for inclusion in any city's potential growth area.

(iii) Identifying the location of any new lands added to the urban growth area. Lands should be included in the urban growth area in the following priority order:

- (A) Existing incorporated areas;
- (B) Land that is already characterized by urban growth and has adequate public facilities and services;
- (C) Land already characterized by urban growth, but requiring additional public facilities and urban services; and
- (D) Lands adjacent to the above, but not meeting those criteria.

(iv) Designating industrial lands. Counties and cities should consult with local economic development organizations when identifying industrial lands to identify sites that are particularly well suited for industry, considering factors such as:

- (A) Rail access;
- (B) Highway access;
- (C) Large parcel size;
- (D) Location along major electrical transmission lines;
- (E) Location along pipelines;
- (F) Location near or adjacent to ports and commercial navigation routes;

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- (G) Availability of needed infrastructure; or
- (H) Absence of surrounding incompatible uses.

North Study Area

WAC 365-196-310(4) Urban Growth areas.

(iv) Designating industrial lands. Counties and cities should consult with local economic development organizations when identifying industrial lands to identify sites that are particularly well suited for industry, considering factors such as:

- (A) Rail access; **No rail access is available**
- (B) Highway access; **The North study area does not have direct access to a highway. Two minor public roads, 10th Street NE at the northwest corner and Urban Industrial Way to the south, provide access to the site.**
- (C) Large parcel size; **The study area consists of six (6) parcels ranging in size between approximately 8 acres up to 181.**
- (D) Location along major electrical transmission lines; **Major power and transmission lines owned by the Chelan County PUD and the BPA are located east of the study area.**
- (E) Location along pipelines; **No know pipelines in the vicinity of the study area.**
- (F) Location near or adjacent to ports and commercial navigation routes; **The study area is located adjacent to the Pangborn Industrial Service Boundary which contains Pangborn Memorial Airport. The airport is jointly owned and operated by the Ports of Douglas and Chelan Counties. The study area is located approximately 1/3 of a mile north of Grant Road, an Urban Minor Arterial, via Urban Industrial Way and approximately one mile to the east of North Nile, a Major Public Road.**
- (G) Availability of needed infrastructure; or **The East Wenatchee Water District and the Douglas County Public Utility District have preliminarily commented that capacity exists and services can be provided to the study area at urban levels of service. Comments have not been received from the Douglas County Sewer District.**
- (H) Absence of surrounding incompatible uses. **The study area is located north of the Pangborn Memorial Airport and adjacent to the existing industrial service boundary. The study area is designated Dryland Agriculture. Agricultural lands of long-term significance bound the study area to the west, north, and east; Commercial Agriculture 10 to the west and Dryland Agriculture to the north and east. Agricultural lands to the west are in orchard production.**

The elevation and topography of the study area presents challenges to the ability to utilize the entire area for industrial purposes. Approximately 24 acres or 7% of the

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study area are located within the area identified as naturally penetrating into the FAR Part 77 airspace. An analysis of height constraints identified the following:

Land area above the 1398' contour (FAR Part 77 Natural Obstruction)	~ 25 ac or 7%
Land area above the 1358' contour (represents 40' below the Natural Obstruction or the maximum building height of industrial structures without increasing the height by increasing the structure setback)	~ 56 ac or 15%
Land area above the 1318' contour (represents 80' below the Natural Obstruction of the maximum height allowed in the district by increasing the height of the building by increasing the structural setback as authorized by DCC 18.60.060(4).	~127 ac or 35%

The North study area has topographic constraints and critical areas that would require extensive earthwork to prepare industrial sites and extend necessary urban levels of infrastructure. See critical areas map, contour map, and natural obstruction map.

The study area is almost entirely within Washington State Department of Fish and Wildlife designated mule deer habitat.

Approximately 1.2 acres are located within airport safety zone 3. The development standards of DCC 18.65.050 outlines development limitations on zone 3. See Airport Overlay map.

There are no single-family residential dwelling units within the study area.

East 1 Study Area

WAC 365-196-310(4) Urban Growth areas.

(iv) Designating industrial lands. Counties and cities should consult with local economic development organizations when identifying industrial lands to identify sites that are particularly well suited for industry, considering factors such as:

- (A) Rail access; No rail access is available
- (B) Highway access; The East #1 study area does not have direct access to a highway. The area is bordered on the north by Grant Road, an Urban Minor Arterial, by South Van Well Ave., a Major Rural Collector to the east, and Airport Way, an Urban Local Access road to the west.
- (C) Large parcel size; The study area consists of thirteen (13) parcels ranging in size between approximately 0.8 acres up to 25 acres.

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(D) Location along major electrical transmission lines; Major power and transmission lines owned by the Chelan County PUD and the BPA are located east of the study area.

(E) Location along pipelines; No know pipelines in the vicinity of the study area.

(F) Location near or adjacent to ports and commercial navigation routes; The study area is located adjacent to the Pangborn Industrial Service Boundary which contains Pangborn Memorial Airport. The airport is jointly owned and operated by the Ports of Douglas and Chelan Counties. The study area is located immediately adjacent to Grant Road, an Urban Minor Arterial and by South Van Well Ave., a Major Rural Collector.

(G) Availability of needed infrastructure; or The East Wenatchee Water District and the Douglas County Public Utility District have preliminarily commented that capacity exists and services can be provided to the study area at urban levels of service. Comments have not been received from the Douglas County Sewer District.

(H) Absence of surrounding incompatible uses. The study area slopes slightly from the west to east. The study area abuts the Pangborn ISB to the north and west. The study area is designated commercial agriculture and the majority of the properties are currently in tree fruit production. There are no designated critical areas within the study area. The Clovis Point was found on property within the study area. Approximately 13 acres in the south east corner are located within airport safety zone 3. The development standards of DCC 18.65.050 outlines development limitations on zone 3. See Airport Overlay map. There are 6 single-family residential dwelling units in the study area.

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Baker flats Industrial Expansion – Review of Douglas County agricultural lands designation criteria and WAC 365-196-310 designation criteria for industrial land

WAC 365-196-310(4) Projections for commercial and industrial land needs.

WAC 365-196-310 Urban Growth areas.

(4) (c) Determining the appropriate locations of new or expanded urban growth area boundaries. This process should consider the following:

(i) Selection of appropriate densities. For all jurisdictions planning under the act, the urban growth area should represent the physical area where that jurisdiction's urban development vision can be realized over the next twenty years. The urban growth area should be based on densities which accommodate urban growth, served by adequate public facilities, discourage sprawl, and promote goals of the act. RCW [36.70A.110](#) requires that densities specified for land inside the urban growth area must be urban densities. See WAC [365-196-300](#) for recommendations on determining appropriate urban densities.

(ii) The county should attempt to define urban growth areas to accommodate the growth plans of the cities. Urban growth areas should be defined so as to facilitate the transformation of services and governance during the planning period. However, physical location or existing patterns of service make some unincorporated areas which are characterized by urban growth inappropriate for inclusion in any city's potential growth area.

(iii) Identifying the location of any new lands added to the urban growth area. Lands should be included in the urban growth area in the following priority order:

(A) Existing incorporated areas; **No other lands within the current or proposed expanded UGB have the same levels of necessary infrastructure such as direct access to major transportation routes, and large parcel sizes necessary to accommodate industrial development. The proposed expansion area is separated from incompatible uses, in particular, single-family residential districts. The expansion area is bordered by the existing UGB to the south, steep bluffs to the east, Highway 2/97, a state park, and hydro-electric facility to the north, and Highway 2/97 and agricultural lands to the west.**

(B) Land that is already characterized by urban growth and has adequate public facilities and services; **The proposed expansion area is characterized by urban growth and utility purveyors have indicated that sufficient capacity for electrical power and water, as well as transportation facilities can be provided to the expansion area. Expansion of the area for industrial development will require the extension of utility**

EXHIBIT G

infrastructure and construction of roads.

(C) Land already characterized by urban growth, but requiring additional public facilities and urban services; and Public facilities and urban services will be extended to the site. Capacity is available.

(D) Lands adjacent to the above, but not meeting those criteria.

(iv) Designating industrial lands. Counties and cities should consult with local economic development organizations when identifying industrial lands to identify sites that are particularly well suited for industry, considering factors such as:

(A) Rail access; No rail access available

(B) Highway access; Direct access to Highway 2/97 through multiply connection points. The WSDOT is working on additional potential access and interior road network within the proposed expansion area.

(C) Large parcel size; The parcel sizes are between 9 and 40 acres, with an average parcel size of 22 acres.

(D) Location along major electrical transmission lines; The Chelan and Douglas PUD's and BPA have major electrical transmission lines adjacent to or running through the proposed expansion area. The Douglas County PUD has indicated that electrical power necessary to accommodate industrial development is available.

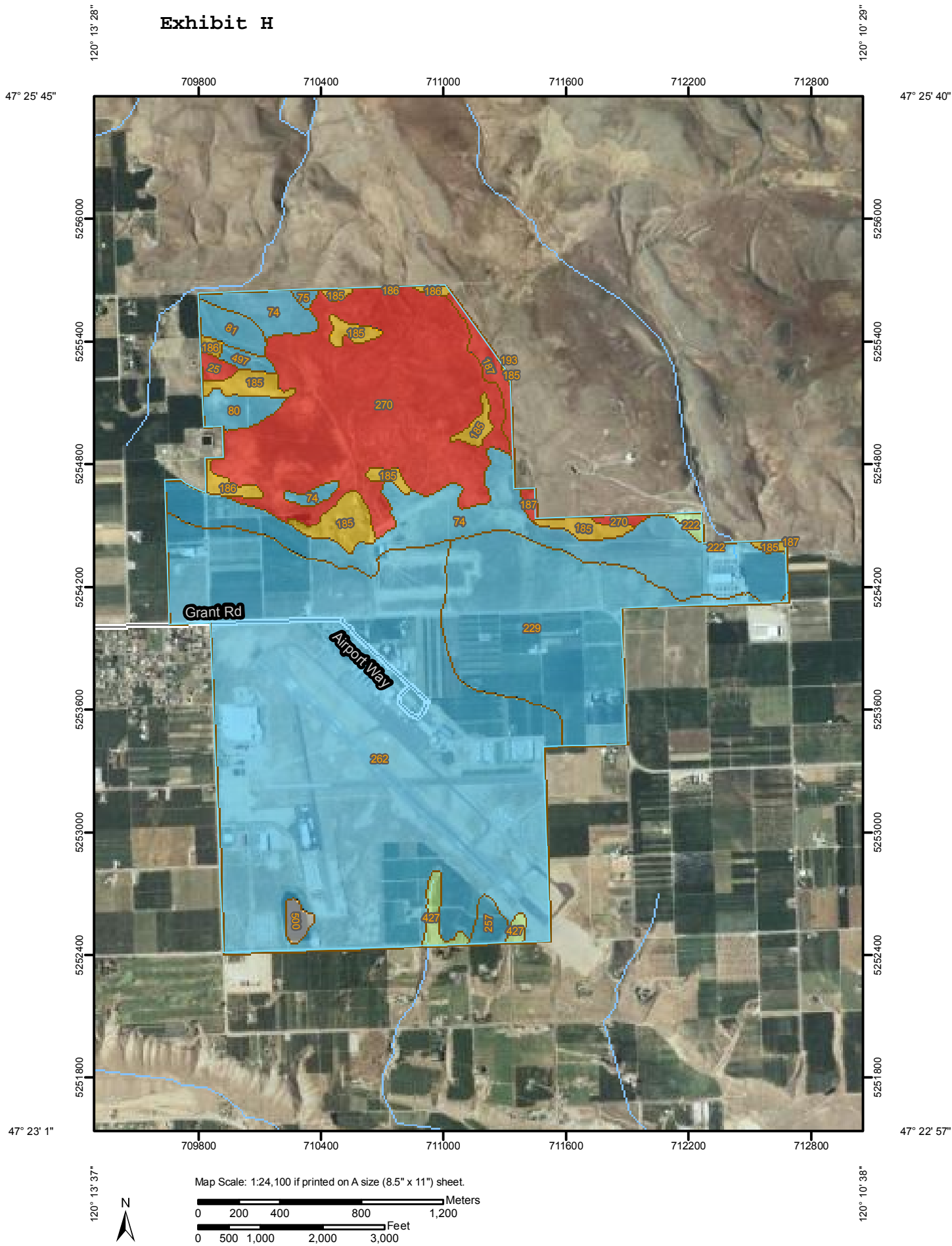
(E) Location along pipelines; No know pipelines in the vicinity of the proposed expansion area.

(F) Location near or adjacent to ports and commercial navigation routes; The proposed expansion areas have direct access to Highway 2/97.

(G) Availability of needed infrastructure; or The expansion properties are currently served by public water and power. The East Wenatchee Water District, the Douglas County Public Utility District and the Washington State Department of Transportation have provided written and/or verbal confirmation that adequate capacity exists to provide urban levels of service to the proposed expansion areas.

(H) Absence of surrounding incompatible uses. The proposed expansion areas are located immediately adjacent to industrially designated lands within the UGB. To the east are steep cliffs and to the west across the highway are designated agricultural lands of long-term significance. The highway has acted as a natural barrier between the industrial lands and the agricultural lands. The Greater East Wenatchee Comprehensive Plan discusses development of industrial lands only east of the highway.

Exhibit H




Map Scale: 1:24,100 if printed on A size (8.5" x 11") sheet.

0 200 400 800 1,200 Meters

0 500 1,000 2,000 3,000 Feet

MAP LEGEND

Area of Interest (AOI)


 Area of Interest (AOI)


Soils


 Soil Map Units


Soil Ratings

 <= 300

 > 300 AND <= 420


 > 420 AND <= 540

 > 540 AND <= 765


 > 765 AND <= 3200

 Not rated or not available

Political Features

 Cities

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

MAP INFORMATION

Map Scale: 1:24,100 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Douglas County, Washington
Survey Area Data: Version 11, Jan 25, 2010

Date(s) aerial images were photographed: 7/1/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Range Production (Normal Year)

Range Production (Normal Year)— Summary by Map Unit — Douglas County, Washington (WA017)				
Map unit symbol	Map unit name	Rating (pounds per acre per year)	Acres in AOI	Percent of AOI
25	Argabak-Horseflat complex, 0 to 30 percent slopes	248	4.2	0.3%
74	Burch loam, 0 to 3 percent slopes	638	169.5	11.6%
75	Burch loam, 3 to 8 percent slopes	638	1.8	0.1%
80	Cashmere fine sandy loam, 3 to 8 percent slopes	638	13.7	0.9%
81	Cashmere fine sandy loam, 8 to 15 percent slopes	638	12.8	0.9%
185	Grinrod-Ralls-Argabak complex, 8 to 50 percent slopes	345	49.7	3.4%
186	Grinrod-Ralls-Rubble land complex, 30 to 70 percent slopes	420	8.9	0.6%
187	Grinrod-Rock outcrop-Rubble land complex, 30 to 70 percent slopes	300	13.8	0.9%
193	Haploxerolls, moderately well drained, nearly level to gently sloping	3200	0.0	0.0%
222	Logy cobbly sandy loam, 3 to 15 percent slopes	510	3.7	0.3%
229	Magallon fine sandy loam, 3 to 8 percent slopes	765	188.8	13.0%
257	Peshastin fine sandy loam, compacted substratum, 3 to 8 percent slopes	765	7.9	0.5%
262	Pogue fine sandy loam, 3 to 8 percent slopes	638	700.4	48.1%
270	Pogue loam, 8 to 15 percent slopes	255	261.4	17.9%
427	Torriorthents, very steep	540	10.3	0.7%
497	Zen-Horseflat-Ralls complex, 8 to 15 percent slopes	675	5.4	0.4%
500	Pits		5.2	0.4%
Totals for Area of Interest			1,457.5	100.0%

Description

Total range production is the amount of vegetation that can be expected to grow annually in a well managed area that is supporting the potential natural plant community. It includes all vegetation, whether or not it is palatable to grazing animals. It includes the current year's growth of leaves, twigs, and fruits of woody plants. It does not include the increase in stem diameter of trees and shrubs. It is expressed in pounds per acre of air-dry vegetation. In a normal year, growing conditions are about average. Yields are adjusted to a common percent of air-dry moisture content.

In areas that have similar climate and topography, differences in the kind and amount of vegetation produced on rangeland are closely related to the kind of soil. Effective management is based on the relationship between the soils and vegetation and water.

Rating Options

Units of Measure: pounds per acre per year

Aggregation Method: Weighted Average

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Interpret Nulls as Zero: Yes

Exhibit I

Comment Matrix

Comment ID	Commenter	Comments	Response
1	Washington State Department of Fish and Wildlife	*PISA - Amendments to the Pangborn Industrial Service Boundary will likely have negative impacts on Mule Deer.	The property owner commissioned a wildlife habitat study to address the impacts to Mule Deer. The Study concluded that the parcels included in the review provide minimal habitat value and will not result in adverse impacts to Mule Deer.
	Washington State Department of Fish and Wildlife	*Sec. 23, Township 30, Range 24 comprehensive Plan map amendments - recommend that the amendments not be approved or if they are approved then require a PHS study for all future development.	The Douglas County Critical Area Ordinance requires development occurring within PHS areas to complete a wildlife management and mitigation plan prior to development occurring on-site.
	Washington State Department of Fish and Wildlife	*Mineral Resource Amendments - If approved, mineral resource activities will negatively impact mule deer habitat and shrub-steppe habitat.	A reclamation plan consistent with local and state regulations has been prepared and will be implemented.
	Washington State Department of Fish and Wildlife	*East Wenatchee UGB Amendment - Re-designation of Commercial Agriculture 10 areas to General Commercial and General Industrial will likely negatively impact Mule deer populations	The draft map amendments from Commercial Agriculture 10 to General Industrial are not within a designated PHS area for Mule Deer.
2	Arnie Pipkin	*Supports the General Industrial Map amendment from Rural Resource 20 to General Industrial. *Expressed concern over 2 year site preparation plus one year extension in Section J.4.II and III in Chapter 18.60.060. Believes that three years may be adequate for some but not all industrial site preparation, especially for larger projects. Recommends the timeframes be amended to state "six year duration with short term mineral extraction."	The Planning Commission reviewed the issue of short term mineral extraction during the May 11, 2011, June 8, 2011 and July 13, 2011 meetings. At the July meeting the Planning Commission by consensus decided not to include short term mineral extraction in the draft for 60-day review. The Planning Commission may revisit the matter at hearing in response to these comments.
3	Stanton Evenhus	Expressed desire to retain property in Commercial Agriculture 10 not the draft map amendment to General Commercial.	Property may be excluded from the map amendments by the Planning Commission or the Board of Commissioners.
4	Washington State Department of Ecology	Commented on toxic clean-up.	Comment noted. The draft amendments are procedural in nature. As development occurs, further soil analysis may be appropriate.
5	Washington State Department of Transportation	Submitted comments on access connection points at Baker Flats	Douglas County Staff and the WSDOT have worked together to identify appropriate connection locations. Douglas County and the City of East Wenatchee have reviewed and updated the draft Transportation policies.
6	Britt Dudek	Submitted comments regarding the draft xeric plant list - identified several species that are codling moth host varieties.	The xeric plant list has been updated.
7	Roger and Sheila Cumbo	Expressed desire for property to be included in the map amendment at Pangborn to re-designate their property from Commercial Agriculture 10 to General Industrial	The property owned by the Cumbo's was included in original drafts of possible industrial expansion areas. The inclusion of their property would improve industrial transportation facilities and is would not exceed the projected need for industrial lands.



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NOV 14 2011

State of Washington

Department of Fish and Wildlife

Mailing Address: 1550 Alder St. NW, Ephrata, WA 98823-9651, (509) 754-4624, TDD (360) 902-2207
Main Office Location: Natural Resources Building, 1111 Washington Street SE, Olympia WA

November 14, 2011

Douglas County Planning Commission
140 19th St. NW, Suite A
East Wenatchee, WA 98802

Dear Planning Commission Members:

SUBJECT: 2011 Comprehensive Plan Amendment Comments; Douglas County and Greater East Wenatchee Area Comprehensive Plan Amendments.

The Washington Department of Fish and Wildlife (WDFW) appreciates the opportunity to comment on the proposed Douglas County Countywide and Greater East Wenatchee Area 2011 Comprehensive Plan Amendment docket. By commenting early in the docketing process, WDFW is able to point out some potential impacts to vulnerable wildlife/habitats from these proposals. We hope this information will inform the environmental review process and help to identify ways to avoid, minimize, and mitigate impacts. Several of the areas proposed for amendment changes are located in or adjacent to areas that contain habitat and species on WDFW's Priority Habitat and Species (PHS) list (<http://wdfw.wa.gov/hab/phslist.htm>). The PHS list includes the species and habitats WDFW has designated as priorities for conservation. These priority habitats and species could be adversely affected with the proposed changes to the use and the intensity of the use on these sites.

Specific details of each proposed comprehensive plan amendment change follows:

Countywide Comprehensive Plan Map Amendments

Pangborn Industrial Service Boundary Expansion

Approximately 482 acres currently zoned Dryland Agriculture (363.09 acres) and Commercial Agriculture 10 (119.06 acres) are proposed for a zoning change to General Industrial to expand the boundaries of the Pangborn Industrial Service Boundary (PISB). According to WDFW's PHS maps, the 363.09 acres currently zoned Dryland Agriculture are located in an area identified as mule deer habitat. The inclusion of this area into the PISB will likely have a negative impact on mule deer use in this area. Mule deer have been designated as a priority species in Washington State due to their recreational value (hunting and watchable wildlife) and tribal importance. Mitigation, including efforts to improve mule deer habitat in areas adjacent to the expanded PISB may be appropriate.

Section 23, Township 30, Range 24

Approximately 293 acres located within Section 23, of Township 30, Range 24 currently designated as Rural Resource 20 (273.76 acres & 18.83 acres) and Commercial Agriculture 10 (4.67 acres) are proposed for a zoning change to Rural Resource 5 (273.76 acres & 4.67 acres) and Commercial Agriculture 10 (18.83 acres). According to the department's PHS maps, this area is composed of native sagebrush steppe and coniferous forest draws along with areas of agriculture, consisting primarily of winter wheat. This area serves to provide wintering, fawning, and foraging habitat for an estimated 300 to 1000 head of mule deer. This area also is identified as primary sharp-tailed grouse range in northwest Douglas County.

All of the proposed zoning changes in Section 23, of Township 30, Range 24 allow for smaller parcel sizes and greater densities of development within critically designated habitat and may negatively impact priority species currently inhabiting the area. The WDFW would respectfully request the proposed zoning changes in this area not be accepted, but if the proposed zoning changes are approved, the WDFW would request that PHS studies be required for all future proposed development at this location, including appropriate mitigation for impacts.

To assist in your planning efforts to accommodate fish and wildlife habitats, I would like to take this opportunity to inform you that WDFW has an important new guidance document available entitled, "**Managing Shrub-steppe in Developing Landscapes**". This Priority Habitats and Species (PHS) publication identifies how to avoid and minimize impacts to shrub-steppe from development. Science-based recommendations for planning and permitting new development near shrub-steppe are offered. You may access this document at http://wdfw.wa.gov/conservation/phs/mgmt_recommendations/.

Mineral Resource Map Amendment

Pit 3 SW at the intersection of Road 3 SW Badger Mountain Road is proposed for expansion from <3 acres to 13.85 acres and is to be designated as a mineral resource site of long term significance. Pit 3 SW is located within an area designated on WDFW's PHS map as Badger Mountain Mule Deer Range, providing habitat for several hundred mule deer. Expansion of Pit 3 SW will negatively impact ~ 11 acres of additional sagebrush-steppe habitat. According to information provided, WDFW understands Douglas County has and will continue following local and state laws regarding mineral extraction operations, including reclamation of the site by reseeding the impacted area with a grass mix compatible with the surrounding area. WDFW respectfully requests reclamation efforts also include the re-establishment of indigenous shrubs and forbs on the impacted landscape. Again, please refer to "**Managing Shrub-steppe in Developing Landscapes**" at http://wdfw.wa.gov/conservation/phs/mgmt_recommendations/.

Greater East Wenatchee Area Comprehensive Plan Map Amendments

Urban Growth Boundary Amendment

Approximately 124 acres (117.14 acres and 6.92 acres) located to the north, east, and west of the exiting East Wenatchee Urban Growth Boundary in the vicinity and immediately adjacent to Baker Flats are proposed for zoning changes from Commercial Ag 10 to General Industrial. Removal of these acres from Commercial Ag 10 to General Industrial will likely negatively

Douglas County Planning Commission

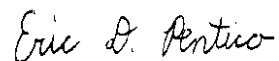
November 7, 2011

Page 3

impact local mule deer populations inhabiting the PHS designated Badger Mountain Mule Deer Range, located directly to the east, that may utilize these areas for valuable winter forage.

Thank you for the opportunity to provide you with this information. If you have any questions or would like to consult further on management approaches for these habitats and species please contact me at (509) 754-4624 ext. 15.

Sincerely,



Eric D. Pentico
Habitat Program

cc: Katie Knight – WDFW Land Use Policy Lead
File

November 15, 2011

RECEIVED
NOV 21 2011
Douglas County TLS

Douglas County Planning Commission
140 19th St. NW, Suite A
East Wenatchee WA 98802

Re: Comments on the 2011 Annual Update

Dear Planning Commission,

As part of the process, we offer these comments for the review of the 2011 Annual Update of the Greater East Wenatchee Comprehensive Plan and the Douglas County Code.

We agree with and support the zoning change to General Industrial from Rural Resource 20 as shown on the draft map in the October 6, 2011 packet.

We have some concerns with the proposed amendments to Chapter 18.60.060 I-G General Industrial District Development standards. Sections J.4.ii and J.4.iii allowing for 2 years of site preparation with a maximum of a one year extension available are drafted as follows:

"J. Site preparation, grading, excavation, filling, and mineral extraction associated with building site preparation shall comply with the following:

4. Duration of site preparation:

- i. For commercial building permits, site grading and all associated activities shall be completed within one year after authorization to start by the director. All equipment, stockpiles, and materials shall be removed from the site prior to the final inspection and issuance of final occupancy.
- ii. For binding site plans, site grading and all associated activities shall be completed and all equipment, stockpiles, and materials removed from the site within two years after authorization to start by the director. The director may authorize an extension of time up to a maximum of one additional year following a 14-day notice to surrounding property owners and agencies with jurisdiction and demonstration by the applicant that the project is in compliance with all conditions of approval.
- .iii. For site grading associated with the marketing/facilitation of development for an industrial site. An application must be submitted for full administrative review, Section 14.10.030 DCC, to determine conformance with the provisions of this Chapter and Douglas County Code prior to site operations commencing. The application must demonstrate that the purpose of the site work is to prepare a site for industrial uses permitted by this Chapter. Site grading and all associated activities shall be completed and all equipment, stockpiles, and materials removed from the site within two years after authorization to start by the director. The director may authorize an extension of time up to a maximum of one additional year following a 14-day notice to surrounding property owners and agencies with jurisdiction and demonstration by the applicant that the project is in compliance with all conditions of approval."

Our comments are specifically related to time concerns; two years with a one year extension is sufficient time to complete grading and development on "some" large projects. For projects such as ours at Baker Flats South, the work involved in completing the transformation of industrial property to its maximum use potential is substantially more complex than developing properties which tend to be relatively flat prior to any development. The prior would be the case for most other parcels of raw land within the proposed Baker Flats industrial expansion. Properties such as ours are ideally suited for Industrial expansion but require mass amounts of material be moved in order to prepare the Industrial parcels; the point being "one size doesn't fit all". In our case, a large amount of capital expense and resources are required to complete the transformation from raw land into usable industrial parcels. Mining and marketing of material during the grading process is the most efficient method for offsetting a percentage of the development costs, in addition to benefitting Douglas County through local job creation and increased revenue from taxable sales during the conversion process.

We strongly recommend the Planning Commission consider a change to the existing draft language as it pertains to the duration of site preparation. We are respectfully requesting the current language of "two years with a one year extension" be changed to a, "six year duration of site preparation with short term mineral extraction", thereby allowing developers adequate time to economically complete the grading of industrial property to its maximum use potential. The mineral extraction associated with site preparation is short term mineral extraction. Neighboring Chelan County describes short term mineral extraction as six years or less. Adopting a six year duration would be more consistent with the surrounding area.

Competitive pricing for industrial property is crucial for attracting and (or) retaining new and ongoing industrial businesses to our area. The main ingredient in this equation is to allow the developer a reasonable time frame in which to complete a project to its highest and best use at the most reasonable cost.

With the present economy in such a fragile state, it's absolutely crucial we as developers strive to work hand in hand with Douglas County in a manner that best serves all parties and the public as a whole.

Thank you for your time and consideration.

Sincerely,


Arnie Pipkin

CC: Douglas County Board of Commissioners

Stanton A. Evenhus
399 N. Union Avenue
East Wenatchee, WA. 98802
(509) 884-3072; cell@ (509)860-4956

RECEIVED
NOV 23 2011
Douglas County TLS

November 17, 2011

Douglas County Planning Commission
c/o Douglas County Transportation & Land Services (Attn: Glen DeVries)
140 19th Street NW, Suite A
East Wenatchee, WA. 98802

Re: Rezone of parcel #22210930004 (399 N. Union Ave.)

Dear Board Members:

I thank you in advance for allowing me to take this opportunity to offer this information for your review which would hopefully allow our property to remain as currently zoned (Commercial Ag) with the future ability to subdivide into two parcels, thus allowing us to build one more home if so desired.

As stated in previous correspondence and in order by dates for ease of review:

9/24/2008 -- I attend a pre-app meeting with Douglas County staff and pertinent parties regarding a possible short plat of our parcel and find it would be costly and possibly not meet with approval;

12/17/2008 -- Mr. Kulaas calls me offering to allow our property to be subdivided one time based upon our allowing them to rezone our property from Industrial to our choice of either Dryland Ag or Commercial Ag, at no cost to us as the County would handle it all and the process would be completed in 2009 as opposed to our own short plat request process not being completed until 2010;

12/18/2008 -- letter from Mr. Kulaas was written to us putting in writing his conversation with me on the previous day and enclosing a form requesting us to check our selection from the three choices offered and requesting return of that form;

1/5/2009 -- I complete the above form, selecting Commercial Ag as our choice and enclose a "letter of understanding" for Mr. Kulaas's review, stating our intent and our understanding that we would be allowed to subdivide and build one more home on our parcel at some time in the future if so desired. I also state that I be notified immediately should this not be the case as we would then elect to not continue the rezone process.

No communication of any sort is ever received again from the County regarding this process. In December of 2010, my gut told me to call Mr. Kulaas and find out just where the process was; at which time he informed me that the rezone had been completed but that we would not be allowed to build another home there for reasons unstated and then suddenly he cannot recall any of our prior conversations, which I find extremely odd. At this point I become upset with his phone demeanor and/or lack of recall of ANY details of this process which he initiated; and relay these feelings to him.

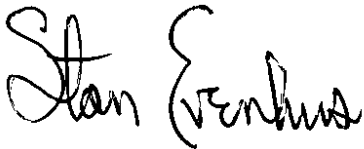
As I follow the process which has since been taken in an attempt to right this wrong by the County, I am told that I am now faced with having to explain my position to you and further state just why my property, which is 8.25 acres and as currently zoned, should be allowed to be subdivided if desired.

My reasoning is pretty clear in that I was told by County personnel that I would be allowed to do so. Other potential reasons would be that our parcel is not suited for Industrial because of size (8.25 acres) and location (we sit at the base of a 150 foot plus high hill which parallels our parcel on the north side) and not suited for Ag as we sit in a frost pocket. It was in orchard many years ago but loss of trees by close neighbors to our south and west due

to freeze and conversations with some of them leads us to this conclusion. There was evidence of past orchard use (fan fencing and concrete base) as well as some volunteer tree growth several ago. Our neighbors to the west just two years ago, removed 5 acres of young cherry trees because they had froze out. It is now irrigated pasture land and as such would be ideal for subdividing, allowing us to use the parcel at it's highest monetary value to us. We sit alone at the end of a gravel road with no other houses around and desire to possibly build one other home here should one of our children decide to return in the future. One other home would have absolutely no impact what-so-ever on any adjacent property owners.

In conclusion, I am hopeful that I have clarified our situation such that you can make an informed and favorable decision. I am not requesting any special treatment other than that which was promised. It is my hopes that this will be resolved in a manner such that I won't have to continue this process in any fashion any longer. Thank you once again for your attention to this matter.

Respectfully,

A handwritten signature in black ink that reads "Stan Evenhus". The signature is written in a cursive style with a large, stylized initial "S".

Stan Evenhus



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

15 W Yakima Ave, Ste 200 • Yakima, WA 98902-3452 • (509) 575-2490

November 30, 2011

RECEIVED

DEC 01 2011

Douglas County TLS

Stephen Neuenschwander
Douglas County Transportation & Land Services
140 19th Street NW, Suite A
East Wenatchee, WA 98802

Dear Mr. Neuenschwander:

Thank you for the opportunity to comment on the determination of nonsignificance for the adoption of draft map amendment to the Comprehensive Plan. We have reviewed the documents and have the following comments.

Toxics Clean-up

Based upon the historical agricultural use of the land referenced in these amendments, there is a possibility the soil contains residual concentrations of pesticides. Ecology recommends that the soils be sampled and analyzed for lead and arsenic and for organochlorine pesticides. If these contaminants are found at concentrations above the MTCA clean-up levels Ecology recommends that potential buyers be notified of their occurrence.

If you have any questions or would like to respond to these Toxics Clean-up comments, please contact Valerie Bound at (509) 454-7886.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012



Glen DeVries (x6544)

From: Gould, William [GouldW@wsdot.wa.gov]
Sent: Monday, October 24, 2011 10:38 AM
To: Glen DeVries (x6544)
Cc: McGlothern, Cynthia
Subject: FW: baker flat review
Attachments: 131.57.JPG; 132.3.JPG; 131.95.jpg

Glen,
Please see below how I would word the two sections with photos attached for your reference. The draft EIS info. shown on pages 32 and 33 under the Transportation section also need revised to reflect these changes.
bill

17. The expansion area identified for Baker Flats in Alternative 1, north of the current boundary will require an additional connection point to State Route 2/97. A connection point can be located in proximity to mile post (MP) 132.30 to connect to an internal road system. The connection point at MP 132.30 internal road system may extend to Nelpar only if the connection is a public county road intersection. A public county road intersection will be required to be built in the proximity of MP 131.57 via an extension of Orange Blossom Road with an internal road system that extends to Nelpar to serve the expansion area if the connection point built in the proximity of MP 132.30 is built as a private access connection with no extension to Nelpar.

18. Development of the approximately 92 acres located adjacent to the existing northern boundary of the East Wenatchee Urban Growth Area will require a public county road intersection to State Route 2/97 via an extension of Orange Blossom Road in the proximity of MP 131.57. A temporary public county road intersection in the proximity of Mile Post 131.95 could be constructed that connects back to Nelpar and used until the public county road intersection via an extension of Orange Blossom Road in the proximity of MP 131.57 is built.

From: gdevries@co.douglas.wa.us [<mailto:gdevries@co.douglas.wa.us>]
Sent: Friday, October 21, 2011 4:24 PM
To: Gould, William
Subject: RE: baker flat review

Bill here is the link to the county website. On the bottom of the page there is an icon for the DSEIS. On page 35, condition number 17-18 of the Transportation section of the SEIS are germane to the Baker Flats connection points for the proposed expansion area. Please let us know if you have any concerns. Thanks, Glen

<http://www.douglascountywa.net/departments/tls/projects/AnnualUpdate/>

Glen A. DeVries, A.I.C.P.
Planning Manager
Douglas County TLS
140 19th St. NW, Suite A
East Wenatchee, WA 98802
Phone 509-884-7173

The opinions expressed here are my own and do not necessarily represent those of Douglas County.

From: Gould, William [<mailto:GouldW@wsdot.wa.gov>]
Sent: Friday, October 21, 2011 3:52 PM

To: McGlothern, Cynthia
Cc: Glen DeVries (x6544)
Subject: baker flat review

Cindy,

Did Glen DeVries send you a North Baker Flat rezone package for us to review? He said there are attachments that discuss highway access (he said he mailed it out to everyone a week or so ago).

bill

This email contains privileged and/or confidential information and material. If you have erroneously received this email, please immediately advise the sender and permanently delete your copy from your email system. You are not authorized to use or disseminate this information or material in any manner unless specifically expressed. The information and opinions contained in this email are those of the sender and not those of Douglas County







Stephen Neuenschwander (x6563)

From: McGlothern, Cynthia [McGlotC@wsdot.wa.gov]
Sent: Monday, December 05, 2011 9:54 AM
To: Stephen Neuenschwander (x6563); reviewteam@commerce.wa.gov
Cc: Jennifer Lange (x6542); lbarnett@east-wenatchee.com; Gould, William
Subject: Tracking ID 17445 Amendments to the Douglas County and greater East Wenatchee Comprehensive Plan and County Code

Thank you for the opportunity to participate in the review of the above referenced amendments. WSDOT has been coordinating with Douglas County regarding transportation issues associated with the UGA expansion and zone change of property in the vicinity of the Baker Flats Industrial Area. The department will continue to work with the County to insure that transportation needs will be met for those future services and the travelling public.

Please contact our office if there are any questions or need for additional information.

Sincerely,

Cynthia McGlothern

Transportation Planner
WSDOT, North Central Region
509-667-2910

Douglas County

XERIC PLANT LIST (up to 18 inches of rainfall and irrigation per year)

Scientific Name	Common Name	Class
DECIDUOUS TREES		
<i>Acer circinatum</i>	Oregon Vine Maple	LW
<i>Acer ginnala</i>	Amur Flame Maple	LW
<i>Acer glabrum</i>	Douglas Maple	LW
<i>Acer grandidentatum</i>	Bigtooth Maple	LW
<i>Acer griseum</i>	Paperbark Maple	LW
<i>Catalpa speciosa</i>	Northern Catalpa	LW
<i>Celtis occidentalis</i>	Common Hackberry	LW
<i>Craetagus crus-galli</i> 'Inermis'	Thornless Cockspur Hawthorn	LW
<i>Craetagus douglasii</i>	Douglas Hawthorn	LW
<i>Fraxinus pennsylvanica</i> spp.	Marshall Seedless Ash	LW
	Patmore Ash	LW
<i>Gingko biloba</i>	Gingko	LW
<i>Maclura pomifera</i> var. <i>inermis</i>	Osage Orange	LW
<i>Malus</i> spp.	Crabapple	LW
<i>Morus alba</i>	White Mulberry	LW
<i>Quercus gambelii</i>	Gambel Oak	LW
<i>Quercus robur</i>	English Oak	LW
EVERGREEN TREES		
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	X
<i>Picea pungens</i> 'Hoopsii'	Hoopsii Blue Spruce	LW
<i>Pinus flexilis</i>	Limber Pine	LW
<i>Pinus jeffreyi</i>	Jeffrey Pine	LW
<i>Pinus nigra</i>	Austrian Pine	LW
<i>Pinus ponderosa</i>	Ponderosa Pine	X
<i>Pseudotsuga taxifolia</i>	Douglas Fir	LW
SHRUBS		
<i>Amphora canescens</i>	Leadplant	LW
<i>Amelanchier alnifolia</i>	Serviceberry	LW
<i>Apocynum androsaemifolium</i>	Spreading Dogbane	LW
<i>Artemisia rigida</i>	Stiff Sagebrush	X
<i>Artemisia tridentata</i>	Big Sagebrush	X
<i>Artemisia tridentata vaseyana</i>	Mountain Sagebrush	X
<i>Artemisia tripartita</i>	Threetip Sagebrush	X
<i>Buddleia davidii</i> 'Dartmoor	Butterfly Bush	LW
<i>Caryopteris x clandonensis</i>	Blue Mist Spirea	LW
<i>Ceanothus sanguineus</i>	Redstem ceanothus	LW
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush	X

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HOSTS FOR CODLING MOTH,
NOT RECC. FOR OUR AREA!

Submitted by Commissioner

Dudek, 12/14/11

<i>Chrysothamnus viscidiflorus</i>	Low Green Rabbitbrush	X
<i>Euonymus fortunei</i> 'Emerald 'n Gold'	Emerald 'n Gold Euonymus	LW
<i>Euonymus fortunei</i> 'Emerald Gaiety'	Emerald Gaiety Euonymus	LW
<i>Mahonia repens</i>	Creeping Mahonia	LW
<i>Mahonia aquifolium</i> 'Compacta'	Compact Oregon Grape	LW
<i>Perovskia atriplicifolia</i>	Blue Spire Russian Sage	X
<i>Pinus Mugho</i> 'Compacta'	Compact Mugo Pine	LW
<i>Picea abies</i> 'Nidiformis'	Bird's Nest Spruce	LW
<i>Rhus aromatica</i> 'Gro Low'	Grow Low Sumac	LW
<i>Rhus Trilobata</i>	Oakleaf Sumac	LW
<i>Ribes alpinum</i>	Alpine Currant	LW
<i>Rosa hugonis</i> 'Father Hugo'	Father Hugo Rose	LW
<i>Rosa nutkana</i>	Nootka Rose	LW
<i>Rosa woodsii</i>	Wood's Rose	LW
FORBES, PERENNIALS AND GRASSES		
<i>Achillea</i> x 'Paprika'	Paprika Yarrow	X
<i>Agastache cana</i>	Texas Hummingbird Mint	LW
<i>Agastache rupestris</i>	Sunset Hyssop	LW
<i>Allium cowanii</i>	Cowanii Ornamental Onion	LW
<i>Allium ostrowskianum</i>	Ostro Ornamental Onion	LW
<i>Allium moly</i> 'Jeanine'	Jeanine Onion	LW
<i>Chrysanthemum</i> x <i>superbum</i> 'Snow Cap'	Snow Cap Dwarf Shast Daisy	LW
<i>Festuca ovina glauca</i>	Blue Fescue	LW
<i>Helianthemum nummularium</i> 'Single Yellow'	Yellow Rockrose	LW
<i>Helictotrichon sempervirens</i>	Blue Avena Grass	X
<i>Iberis sempervirens</i> 'Little Gem'	Little Gem Dwarf Candytuft	LW
<i>Lavandula species</i>	Hidcote Superior English Lavender	LW
	Melissa Pink Lavender	LW
	Dwarf Blue Lavender	LW
<i>Nepeta</i> x <i>faassenii</i>	Catmint	LW
<i>Rosa</i> 'Interdust' Sun Runner	Sun Runner Rose	LW
<i>Rudbeckia fulgida</i> 'Goldstrum'	Black Eyed Susan	LW
<i>Salvia officinalis</i> 'Minima'	Littleleaf Culinary Sage	LW
<i>Saponaria</i> x <i>lempergii</i>	Giant Flowered Soapwort	LW
<i>Saponaria ocymoides</i> 'Alba'	White Flowered Soapwort	LW
<i>Veronica allionii</i>	Compact Blue Speedwell	LW
<i>Veronica</i> x 'Blue Charm'	Blue Charm Veronica	LW
<i>Arctostaphylos uva-ursi</i>	Kinnikinnick	LW
<i>Cerastium tomentosum</i>	Snow-In-Summer	LW
<i>Cotoneaster dammeri</i>	Bearberry Cotoneaster	LW
<i>Galium odoratum</i>	Sweet Woodruff	LW
<i>Veronica peduncularis</i>	Creeping Speedwell	LW

December 19, 2011

Douglas County Planning Commission
C/O Douglas Co. TLS
140 19th St. NW Suite A
East Wenatchee, WA 98801

RECEIVED
DEC 21 2011
Douglas County TLS

RE: Pangborn Draft Study Area

We own the White Fence Ranch on S. Van Well Avenue, which is in the study area.

A zone change from commercial ag10 to industrial is something we would support.

Thank you.

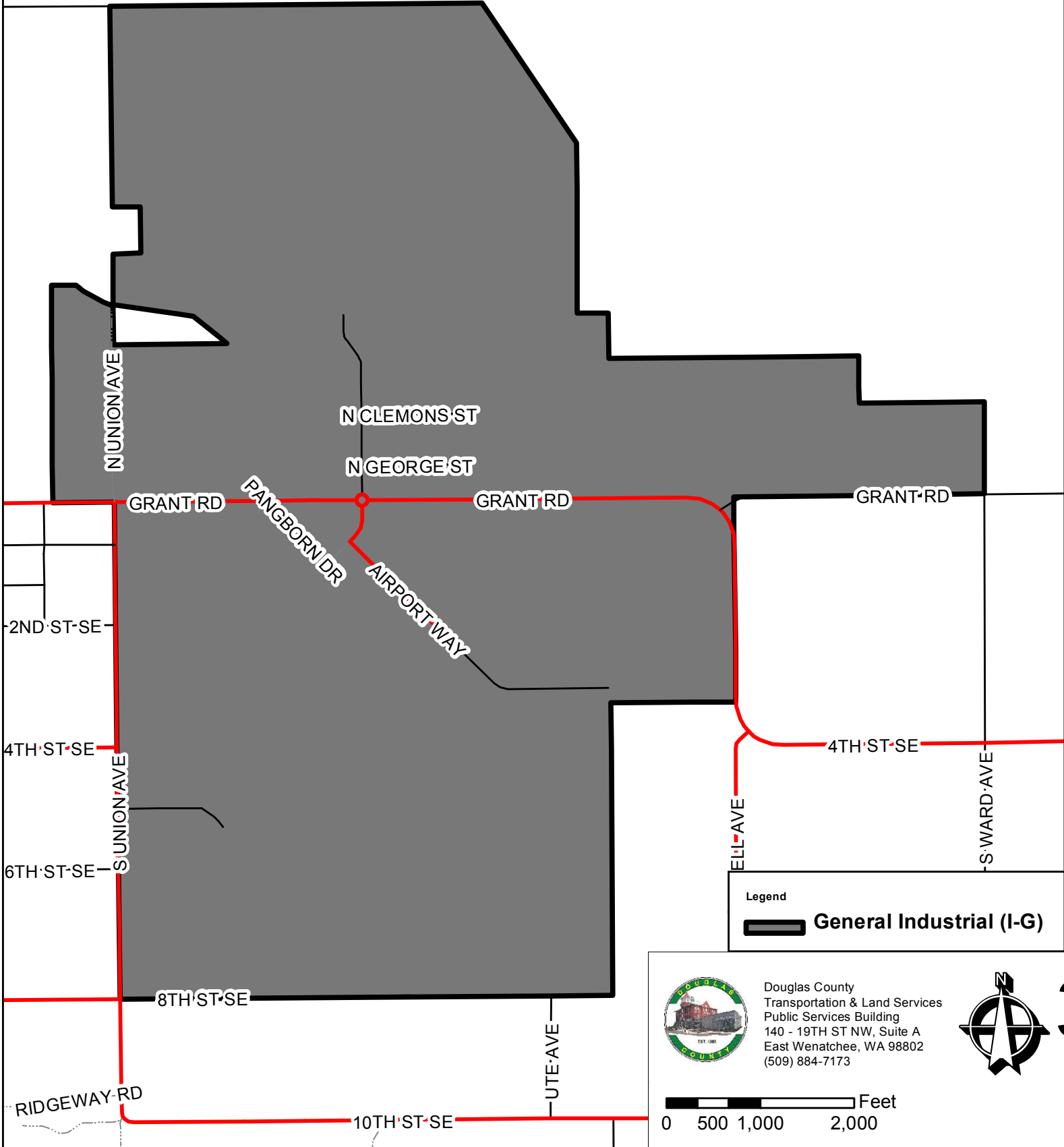


Roger Cumbo 509-670-1989



Sheila Cumbo

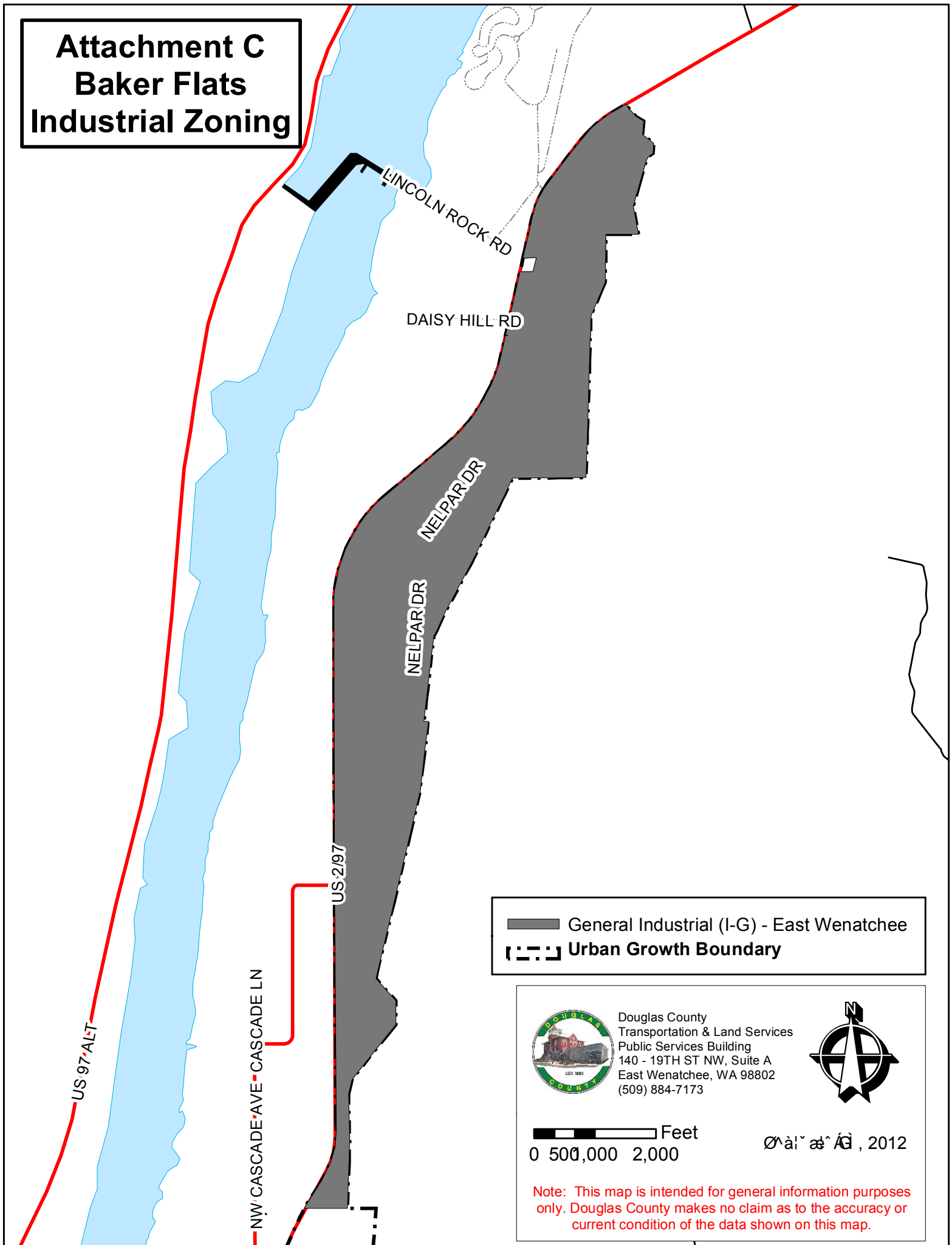
Attachment C Pangborn Industrial Service Boundary



February 28, 2012

Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.

Attachment C Baker Flats Industrial Zoning



■ General Industrial (I-G) - East Wenatchee
- - - Urban Growth Boundary



Douglas County
Transportation & Land Services
Public Services Building
140 - 19TH ST NW, Suite A
East Wenatchee, WA 98802
(509) 884-7173



0 500 1,000 2,000 Feet

August 1, 2012

Note: This map is intended for general information purposes only. Douglas County makes no claim as to the accuracy or current condition of the data shown on this map.

ATTACHMENT D

Procedures and Criteria for Evaluating and Determining Projects as Planned Actions.

- A. Planned Action Site. The planned action designation shall apply to the Pangborn Industrial Service Area and the industrial component of the City of East Wenatchee Urban Growth Area in Baker Flats depicted in Attachment C of this ordinance;
- B. Environmental Document. A planned action designation for a site-specific application shall be based on the environmental analysis and required mitigation measures contained in the Final Supplemental Environmental Impact Statement completed by the County on December 29, 2011, and enclosed as Attachment B.
- C. Planned Action Qualifications.
 - 1. The planned action designation applies to future development proposals that are permitted, conditional or accessory uses listed in Chapter 18.60 General Industrial DCC, attached as Attachment E excluding: aviation and airport related facilities, and solid waste transfer stations.
 - 2. The project is located within the planned action area.
 - 3. Elements of the Environment Analyzed in the FSEIS. A project that would result in a significant change in impacts to any of the elements of the environment identified in the Final Supplemental Environmental Impact Statement, (FSEIS), adopted by Douglas County and the City of East Wenatchee on December 29, 2011 would not qualify as a planned action.
 - 4. Time Horizon. No time horizon has been identified for termination of the planned action designation. The provisions of the planned action shall apply until or unless Douglas County or the City of East Wenatchee amends or repeals the provisions; or if environmental conditions significantly change from those analyzed in the FSEIS, the SEPA Responsible Official may determine that the planned action designation is no longer applicable unless additional, supplementary environmental review is conducted, regardless of the date.
- D. Planned Action Review Criteria
 - 1. Uses and activities described in Section C(1) above may be designated planned actions pursuant to RCW 43.21C.031.
 - 2. The SEPA Responsible Official or designee is authorized to designated a project application as a Planned Action pursuant to RCW 43.21C.031(2)(a), if the project meets all of the following conditions:
 - a) The project is not otherwise exempt from SEPA; and
 - b) The project is consistent with the Douglas County Countywide Comprehensive Plan or Greater East Wenatchee Area Plan as applicable; and

- c) The project falls within the planned action qualifications identified in Section C above; and
- d) The SEPA Responsible Official or designee has determined that the project's adverse impacts are able to be mitigated through the application and/or inclusion of mitigation measures identified in the FSEIS as well as other applicable local, state or federal requirements and conditions which together constitute sufficient mitigation for the significant environmental impacts associated with the proposed project.
- e) The project complies with all applicable local, state and federal regulations.

E. **Planned Action Permit Process.** The Land Services Director or designee shall review projects and determine whether they meet the criteria as planned actions under applicable local, state and federal laws, regulations, codes and ordinances. The review procedure shall consist, at a minimum of the following:

1. Development application will meet the requirements of the Douglas County Code and shall be made on forms provided by the County.
2. The Land Services Director or designee shall determine whether the application is complete as provided in DCC Chapter 14.08.030.
3. After the County receives and reviews a complete application, the SEPA Responsible Official or designee shall determine, utilizing the criteria and procedures contained in Section D above and WAC 197-11-172, whether the project qualifies as a planned action. If the project does qualify as a planned action, the Land Services Division shall notify the applicant, and the project shall proceed in accordance with the appropriate permit procedures, except that no additional SEPA review, threshold determination or EIS will be required.
4. If a project is determined not to be a planned action, the Land Services Division shall notify the applicant and prescribe a SEPA review procedure consistent with County SEPA procedures and state law. The notice to the applicant shall describe the elements of the application that result in disqualification as a planned action.
5. Projects disqualified as a planned action may use or incorporate relevant elements of the environmental review analysis in the FSEIS prepared for the Planned Action, as well as other environmental review documents to assist in meeting SEPA requirements. The SEPA Responsible Official may choose to limit the scope of the SEPA review to those issues and environmental impacts not previously addressed in the EIS.

ATTACHMENT E

Adopted by Douglas County Ordinance TLS12-04-06B

CHAPTER 18.60 I-G GENERAL INDUSTRIAL DISTRICT

18.60.010 Purpose.

The purpose of the I-G General Industrial district is to promote a broad range of industrial activities, and subordinate commercial uses of a light intensity. The I-G district shall be located and implemented consistent with the goals, policies, and criteria of the comprehensive plan. Development and performance standards are intended to provide compatibility with and protection to surrounding properties; and more specifically airport related activities, residential and agricultural uses by minimizing traffic congestion, noise, glare, vibration, odors, airborne particulates, and toxic substances. The district shall be located near major transportation corridors and be served by an interior road corridor to minimize traffic impacts, impacts to adjacent land uses, and to provide safe and convenient access. The interior road corridor shall be served by a limited number of major intersections from highways and arterial roads. The interior road corridor shall provide unlimited access to all activities or users located within a designated industrial classification.

The district provides for uses that present a positive development image to business travelers and shall be characterized by attractive buildings and an aesthetically pleasing working environment. General characteristics of these areas include roads capable of supporting heavy traffic loads year-round, stormwater retention, domestic water, fire protection, landscaped features, and public transit accessibility.

Further, it is the intent of this district to encourage the master planning of the entire industrial site, ensuring compatibility between industrial operations, the environment, and transportation systems, as well as the existing and future character of adjacent areas.

18.60.020 Permitted uses.

The following uses are permitted in the I-G district:

- A. Aviation and airport related facilities;
- B. Professional private and public office buildings;
- C. Light manufacturing including: assembly, processing, and treatment or fabrication of glass, metal, food, furniture and fixtures, computers, scientific materials, clothing, textile goods, products, and machinery; and similar type uses;
- D. Sales, rental, repair, maintenance, and paint/body work of vehicles, tractors, boats, manufactured homes and implements.
- E. Printing and publishing newspapers, periodicals and books;
- F. Processing and packaging of food, drugs, pharmaceuticals, perfumes and cosmetics;

- G. Truck and freight terminals, warehousing and storage, parcel delivery service, packaging and crating;
- H. Communications facilities, including telephone exchanges and radio and television broadcasting stations, and data storage facilities
- I. Construction contractors' offices and yards;
- J. Gas stations;
- K. Wholesale trade or storage of durable and nondurable goods including automobile parts and supplies, tires and tubes; furniture and home furnishing; lumber, manufactured homes, recreational vehicles, boats and campers, and construction materials;
- L. Public/private facilities such as law enforcement and fire stations, public animal control facilities; and other similar noncommercial uses;
- M. Scientific and agricultural research, testing and experimental development laboratories;
- N. Agricultural uses such as sorting, packing, storage, processing, refrigeration and shipping of agricultural products; feed stores; nursery/greenhouses or other similar uses;
- O. High tech industry;
- P. Recycling centers for the collection and temporary storage of materials;
- Q. Limited retail commercial uses which are of a convenience nature to businesses and employees within the I-G district such as convenience stores, personal and business services, recreation/exercise facilities, restaurants and/or cafes;
- R. Short term holding areas for the keeping of livestock and poultry for shipping or transfer, not to exceed 60 days or as required by United States Department of Agriculture quarantine.
- S. Utility distribution/transmission facility in accordance with DCC 18.16.320.
- T. Mini-storage Facilities.
- U. Commercial kennels.
- V. Airport Influence Area, south of Grant Road: eating and drinking establishments, conference facilities and meeting rooms, or motels.

18.60.030 Accessory uses.

The following are considered accessory uses to the permitted uses:

- A. Employee recreation facilities, day care facility and day care centers, pursuant to the requirements of 18.80.310, and play areas;
- B. Temporary construction buildings, not to exceed the duration of such construction;
- C. Limited repair of merchandise manufactured, assembled, or stored on the site;
- D. Other accessory uses and buildings, including security and caretaker residences customarily appurtenant to and necessary for a principally permitted use;
- E. Cafe or cafeteria operated in conjunction with a permitted use for the convenience of persons employed on the premises; and
- F. Site preparation including grading, excavation, filling and mineral extraction, provided it is of a temporary nature and conducted solely for the purpose of preparing and leveling the site in conjunction with permitted and accessory uses listed in DCC Section 18.60.020, and Section 18.60.030 as approved through a

full administrative review process for the site; and also for conditional uses where the development standards of 18.60.060J have been reviewed concurrently with a conditional use permit application approved by the Douglas County Hearing Examiner.

- G. Veterinarian clinic accessory to short term holding facilities for livestock and poultry.

18.60.040 Conditional Uses.

Those uses designated in DCC 18.80.320, and as listed below approved pursuant to DCC Chapter 18.80, provided that the development standards of this chapter are met:

- A. Asphalt/concrete batch plants;
- B. Fertilizer and chemical distribution facilities;
- C. Bulk fuel storage and sales;
- D. Bulk mineral/gravel sales;
- E. Energy generation facilities;
- F. Processing, and treatment or fabrication of wood and lumber;
- G. Pumping/treatment facilities and reservoirs;
- H. Solid waste transfer stations;
- I. On-site hazardous waste treatment and storage facilities;
- J. Above-ground or below-ground tank storage of critical material, provided the storage of such material is in accordance with this chapter and the standards of DCC Title 15;
- K. Production of bio-fuels including ethanol and bio-diesel.
- L. Inert waste disposal sites in the East Wenatchee Urban Growth Area.
- M. Short term mineral extraction located north of Grant Road, not to exceed a period of 6 years for the purpose of industrial site preparation. The application shall be reviewed for conformance with the standards of 18.80.180C-O Mineral extraction DCC.

18.60.050 Prohibited uses.

Uses other than those identified or described in this chapter are prohibited including but not limited to:

- A. General commercial use, except as specifically permitted in this chapter;
- B. Advertising displays or structures for off-premise businesses or activities;
- C. General residential uses, except as specifically permitted in DCC Section 18.60.030D;
- D. Mineral extraction except as specifically permitted in DCC Section 18.60.030F and Section 18.60.040 M;
- E. Primary metal industries including blast furnaces and steel works; mills for primary smelting, secondary smelting, refining, reducing, finishing, rolling, drawing, extruding, and casting of ferrous and nonferrous metals.
- F. Animal rendering facilities;
- G. Recreational Overlay designation.
- H. Chemical production facilities.

18.60.060 Development standards.

Prior to the issuance of a building permit, the applicant shall meet the provisions and requirements of this title and the following:

A. Area Requirements.

1. Minimum lot size: The minimum lot size in the I-G district shall be of sufficient size to accommodate the use(s), in accordance with applicable provisions of the DCC.
2. Minimum lot width: The minimum lot width in the I-G district shall be at least seventy five feet. Lot width may be reduced as provided for in the application of DCC Section 18.16.040 Lot Frontage, for cul-de-sac's and lots located on the outside curve with a radius between 50' and 75'.
3. Maximum building coverage: The maximum building coverage is determined by compliance with all applicable provisions of County Code, including without limitation landscaping, parking, stormwater, setbacks, and building/fire and life safety requirements.
4. Maximum building height: The maximum building height shall not exceed forty feet, except that an additional one foot increase in height is allowed for each one foot increase in the required front yard setback area up to eighty feet high. Additional building height restrictions may apply if within an airport overlay zone.

B. Minimum Yard and Setbacks. The minimum yards and setbacks for permitted, accessory and conditional uses in the I-G district shall be:

1. Front yard: No buildings or structures other than fences shall be erected closer than fifty-five feet from the centerline of a public right-of-way designated as an arterial or twenty-five feet from the front lot line, whichever is greater. The front yard setback on any other right-of-way shall be fifty feet from the monumented centerline or twenty feet from the front lot line, whichever is greater.
2. Side and rear yard: No building or structure shall be erected closer than ten feet from any side or rear lot line, except when property abuts a residential district then the setback shall be increased to thirty feet.
3. Flanking private driveway yard: A minimum ten-foot setback shall be maintained from the edge of any private driveway or access easement for all buildings, structures, parking, or storage areas.
4. Setback from state highway: No building or structure, except fences, shall be erected closer than one hundred feet from the centerline of a state highway right-of-way.
5. Due to the unique nature of master planned airport facilities and related ancillary uses, setback standards within the airport properties shall not be subject to DCC 18.60.060B 2-4.

C. Limited retail commercial uses permitted in DCC Section 18.60.020(R) shall meet the following provisions:

1. The maximum building size shall not exceed three thousand square feet in gross floor area or twenty-five percent of the gross floor area if incorporated within a primary building, whichever is less; and

2. Restaurants/cafes, convenience stores and/or fuel/gasoline sales shall be separated from a similar use within the same I-G district by a minimum of one mile as measured in the most direct manner between properties proposed, approved for, and/or developed for such uses.
- D. Development Standards. Landscaping, off-street parking and loading, and stormwater drainage shall be provided in accordance with DCC Title 20. Signs shall be in conformance with DCC Chapter 20.44.
 - E. Storage Standards. All storage shall be within a site obscuring fence and/or a combination of fencing and landscaping or an entirely closed building.
 - F. Refuse Storage. Refuse storage shall be in accordance with DCC Chapter 18.16.120C.
 - G. Pedestrian/Bicycle Circulation. Development shall be designed to ensure that provisions are made for a safe and convenient pedestrian circulation systems in accordance with DCC Chapter 18.16.
 - H. Display/Exhibits. The display of products or outdoor exhibits for public view or show may be permitted, provided that products for sale or rent may be stored or displayed outdoors and that such products are not located within any pedestrian walkway, parking areas, or rights-of-way. All displays/exhibits are restricted to business hours only. Tractors, cars, boats, trailers, or other similar types uses are exempt from this provision provided they are located within an approved display area.
 - I. Fences. Fences located within the I-G district shall not exceed a height of eight feet, and may be located in a required front yard provided they are setback a minimum of ten feet and meet DCC Section 18.16.070 Clear view triangle. Fences on properties located in the Baker Flats Industrial Area shall be located no closer than twenty-five feet from the front lot line adjacent to SR 2/97 Highway.
 - J. Site preparation, grading, excavation, filling, and mineral extraction associated with building site preparation shall comply with the following:
 1. The project site shall have received binding site plan approval, conditional use permit approval, building permit approval or site preparation under Section 18.60J(4)(iii) for uses permitted within the I-G district.
 2. Site grading and all associated activities may be conducted in phases, provided each phase is a phase of the approved binding site plan or associated with an approved building permit.
 3. A phasing schedule shall be submitted with the binding site plan or building permit application for the site grading and associated activities, including the removal of equipment, stockpiles, and restoration of the site. The phasing schedule shall be approved by the review authority.
 4. Duration of site preparation:
 - i. For commercial building permits, site grading and all associated activities shall be completed within one year after authorization to start by the director. All equipment, stockpiles, and materials shall be removed from the site prior to the final inspection and issuance of final occupancy.

- ii. For binding site plans or conditional use permits, site grading and all associated activities shall be completed and all equipment, stockpiles, and materials removed from the site within two years after authorization to start by the director. The director may authorize an extension of time up to a maximum of one additional year following a 14-day notice to surrounding property owners and agencies with jurisdiction and demonstration by the applicant that the project is in compliance with all conditions of approval.
 - iii. For site grading associated with the marketing/facilitation of development for an industrial site. An application must be submitted for full administrative review, Section 14.10.030 DCC, to determine conformance with the provisions of this Chapter and Douglas County Code prior to site operations commencing. The application must demonstrate that the purpose of the site work is to prepare a site for industrial uses permitted by this Chapter. Site grading and all associated activities shall be completed and all equipment, stockpiles, and materials removed from the site within two years after authorization to start by the director. The director may authorize an extension of time up to a maximum of one additional year following a 14-day notice to surrounding property owners and agencies with jurisdiction and demonstration by the applicant that the project is in compliance with all conditions of approval.
5. Prior to the commencement of site preparation, an approved Washington State Department of Ecology Air Quality permit shall be submitted to the county.
6. The applicant shall submit with the binding site plan, conditional use permit application, building permit application or site preparation under Section 18.60J(4)(iii) documentation that the operation(s) will not create hazardous conditions; adversely impact lands in the vicinity and access to those lands; impair the stability of the site; or cause lateral movements such as slump, creep, landslide, erosion or sedimentation.
7. A water supply management plan that discloses the source and volume of water necessary and available for dust control and associated site preparation shall be submitted with the binding site plan, conditional use permit application, building permit application, or site preparation under Section 18.60J(4)(iii). The water supply and management plan shall detail how wastewater from operations and temporary stormwater retention will be managed.
8. A haul route agreement may be required by the county engineer.
9. A reclamation plan that discloses final proposed topography, measures to retain slopes as appropriate, methods for reserving topsoil for final grading, revegetation of the site, and phases of reclamation shall be submitted for approval by the review authority. Final topography of the site shall be consistent with the surrounding area.

10. Appropriate buffering measures such as landscaping, use of topographic features, etc., may be required as deemed necessary by the review authority to visually screen the project site.
 11. Authorized hours of equipment operation during the site preparation may be established by the review authority, but in no case shall operations occur beyond the hours of six a.m. to nine p.m., Monday through Saturday.
 12. Temporary site illumination shall be designed and located so that lighting sources are not directly visible from residential uses or public roads with a classification of, or greater than, an arterial. Lighting shall not create glare on off-site properties.
 13. Stockpiles shall not exceed thirty feet in height.
 14. The review authority may require financial assurance in accordance with DCC Chapter 14.90 to guarantee/warranty compliance with permit conditions, completion of the reclamation, protection of public facilities, and conformance with other applicable requirements of the DCC.
 15. Site grading associated with section 18.160.060J(4)(ii) &(iii), shall submit a site maintenance plan which identifies measures to address weed and litter control during the period of site preparation and prior to industrial use of the site.
- K. Inert debris disposal sites in the East Wenatchee Urban Growth Area. Inert debris disposal sites may be permitted within the I-G district in the East Wenatchee Urban Growth Area where it can be demonstrated that the site contains unique topographic constraints which could be minimized by the placement of inert waste to prepare a site suitable for industrial development. The following applies:
1. Application materials shall be prepared by a licensed professional engineer and shall include plans, specifications, operating procedures, and verification measures to ensure that upon site closure that the site shall be suitable for the placement of industrial buildings and structures consistent with the requirements of the International Building Code. Alternatively, the applicant may propose recording of a notice to title disclosing that non-structural fill has been placed that is not suitable for use for bearing construction, vehicular access, parking or storage. The notice to title shall include a map and legal descriptions, both prepared by a licensed surveyor.
 2. Substantive and visual impacts to surrounding uses must be addressed in the plans and throughout operational phases.
 3. Site development shall meet the minimum standards of the Douglas County Code.
 4. Verification of permit approval from the Chelan Douglas Health District shall be required prior to site operations commencing.
 5. Compliance shall be maintained with other applicable laws and rules administered by other agencies for project elements such as, without limitation, noise, air quality, transportation, etc.

18.60.070 Performance standards.

- A. General Character. Development in this district shall be designed as an integrated center of intense use which is served by an interior road network. When located along a highway or arterial road, the site shall be improved with a berm as set forth in subsection B of this section.
- B. Landscape Berm/Buffering. When a use, lot, or parcel within an I-G district is located adjacent to a state highway or arterial, a landscaping berm shall be constructed parallel to the right-of-way.
 - 1. Baker Flat areas. The landscape berm shall have a minimum width of thirty feet and a height of eight feet as measured above the grade of, and along, the centerline of SR 2/97. The berm shall be landscaped with a combination of trees, shrubs, and groundcover meeting or exceeding the requirements for Type III landscaping pursuant to DCC Chapter 20.40.
 - 2. Pangborn industrial area. The landscape area shall have a minimum width of twenty-five feet. The landscape area shall be constructed as a raised landscape bed with a height of three feet as measured from the average finished grade of the property along Grant Road and Grant Road extended. The berm shall be landscaped with a combination of trees, shrubs, and groundcover. Landscaping shall be a Type II landscaping pursuant to DCC Chapter 20.40. All trees within the airport clear zone or impact areas shall be of a type and species which do not exceed a height of fifteen feet at maturity, unless otherwise restricted by local, state, and federal agencies.
 - 3. Other I-G districts: Landscape berms required by this section shall be designed and constructed in a manner similar to subsections (B)(1) and (2) of this section, modified as necessary to conform with the circumstances of the site(s) involved, to achieve similar purposes as determined by the review authority.
- C. Environmental. There shall be no off-site release of waterborne or liquid pollutants to soil or surface drainage ways. It shall be the responsibility of the operator and/or the proprietor of any permitted use to make adequate provision for the transportation, use, storage, containment, and disposal of all chemicals and materials used on the site. A complete list of all chemicals to be used or stored on the property shall be provided at the time of application. All storage handling methods shall conform to the hazardous material laws administered by Douglas County and the Washington Department of Ecology.
- D. Groundwater. Development located within an aquifer recharge area shall be evaluated for potential impact on groundwater quality and may be limited in intensity or location, or prohibited if found to measurably degrade groundwater quality.
- E. Odor, Dust and Smoke. Development within an I-G district shall meet the air quality standards of the Washington State Department of Ecology.
- F. Glare, Heat, and Vibration. There shall be no production of heat, glare, or vibration from any property line of the premises upon which such heat, glare, or vibration is being generated.
- G. Noise. No use in this district shall exceed the maximum environmental noise level established by DCC Chapter 8.04 or WAC 173-60.
- H. Pedestrian/Bicycle Circulation. The property owner/developer shall ensure that provisions are made for safe and convenient pedestrian circulation systems between all land uses and buildings and shall provide continuity of public access to

adjoining properties and other pedestrian systems as set forth in DCC Chapter 18.16.

- I. Interior Road and Access. Ingress and egress from a state highway or a major arterial is prohibited to lots, parcels or tracts of property located within an industrial district except as provided by a public road intersection approved by the county engineer and WSDOT as appropriate. Access to parcels, tracts or lots in the I-G district shall be provided by an interior road right-of-way. The interior road right-of-way shall be designed to facilitate traffic circulation through the entire industrial district. Development of the interior road system may also include local, private, or public roads connecting to the interior road to ensure efficient access to all areas of the industrial district. All roads shall be designed and constructed to the specifications of the DCC and the county engineer.
- J. Development within the General Industrial District in the Pangborn Industrial Service Area must provide verification that the applicant has satisfied the provisions of a Notice of Proposed Construction to the FAA, 7460-1, prior to permit issuance.