



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *Proposed amendment to the Arterial Atlas to add proposed roads to improve neighborhood circulation.*

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any: *The proposed amendment would be located in the Sunnyside neighborhood; specifically east of NE 72nd Ave, south of NE 119th St., west of Curtin Creek and North of NE 99th St.*

Lead Agency: *Clark County, Washington*

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: August 30, 2017

Responsible Official: Oliver Orjiako
Position/title: Director
Address: **RE: SEPA Comments**
Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 7-27-17 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Matt Hermen, Planner III, (360) 397-2280 ext. 4343.

**Clark County SEPA Environmental Checklist
Washington Administrative Code (WAC) 197-11-960**

A. BACKGROUND

1. Name of proposed project, if applicable:

CPZ2017-00001 NE 72nd Avenue and NE 119th Street Circulation

2. Name of applicant:

Clark County

3. Address and phone number of applicant and contact person.

Oliver Orjiako; Director
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 extension 4112

4. Date checklist prepared:

July 18, 2017

5. Agency requesting checklist:

Clark County, WA

6. Proposed timing or schedule (including phasing, if applicable):

If approved by the Clark County Board of Councilors, this Arterial Atlas amendment would become effective on January 1, 2018

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes, capital improvements to NE 119th Street are currently being constructed west of NE 72nd Avenue to build the street to the standards based on the classification. NE 72nd Ave is listed as a project in the 20-year Capital Facilities Plan to construct a 4-lane arterial from NE 119th Street to NE 219th Street.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

None pending.

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

Proposed Arterial Atlas amendments are a Comprehensive Plan amendment that would need approval by the Board of County Councilors. Future construction of public streets as shown on the circulation plan would be required when development applications are submitted for the underlying parcels.

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.**

The proposed circulation plan would amend the county's Arterial Atlas to add future commercial/industrial streets in the quadrant southeast of NE 119th Street and NE 72nd Avenue.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

NW ¼ of Section 32, T3N, R2E, W.M.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**
Gently sloping downward from west to east
- b. **What is the steepest slope on the site (approximate percent slope)?**
2.5%
- c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Both hydric and non-hydric soils are present.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not known

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable. This is a non-project action. No development is anticipated as part of this application.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**

Not applicable. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. This is a non-project action. No development is anticipated as part of this application.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**

None.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

None, this is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**

None are proposed as part of this non-project action.

3. Water

- a. Surface:**

- 1) **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

According to the National Wetlands inventory map, there are several seasonal Palustrine forested and scrub/shrub wetlands on a major portion of the site.

- 2) **Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**

This is a non-project action. No work will be performed.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None with this action.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

Not applicable.

- 5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.**

No.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No.

b. Ground Water:

- 1) **Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

No.

- 2) **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Not applicable.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Not applicable.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No mitigation measures are proposed as part of this non-project action.

4. Plants

a. Check or circle types of vegetation found on the site.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

None as part of this non-project action.

c. List threatened or endangered species known to be on or near the site.

None known.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;**

None proposed as part of this non-project action.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

None known.

5. Animals

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**

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

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

fish: **bass, salmon, trout, herring, shellfish**, other:

- b. **List any threatened or endangered species known to be on or near the site.**

None known. There is no priority species habitat mapping indicators on the site.

- c. **Is the site part of a migration route? If so, explain.**

No.

- d. **Proposed measures to preserve or enhance wildlife, if any:**

None are proposed as part of this non-project action.

- e. **List any invasive animal species known to be on or near the site.**

None known.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

Not applicable.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:**

None. This is a non-project action.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

1) Describe special emergency services that might be required.

None.

2) Proposed measures to reduce or control environmental health hazards, if any:

None proposed as part of this non-project action.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Not applicable. This is a non-project action.

4) Describe special emergency services that might be required.

None.

5) Proposed measures to reduce or control environmental health hazards, if any:

None.

b. Noise

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

None.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None. Future construction of the proposed roads would create traffic and construction noise.

3) Proposed measures to reduce or control noise impacts, if any:

None.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

Christmas tree farm, agricultural buildings, gas station with mini-mart, single-family residences, vacant parcels

b. Has the site been used for agriculture? If so, describe.

Part of the site is being used to grow Christmas Trees.

c. Describe any structures on the site.

There are some single-family residences that may be affected by the construction of the proposed road, if they choose to further develop their property.

d. Will any structures be demolished? If so, what?

None as part of this non-project action.

e. What is the current zoning classification of the site?

Community Commercial (CC), Light Industrial (IL)

f. What is the current comprehensive plan designation of the site?

Commercial, Industrial

g. If applicable, what is the current shoreline master program designation of the site?

There is an Urban Conservancy shoreline designation less than a quarter mile to the east of the proposed road alignment.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are wetland on the site and it is part of the Category 2 recharge area.

i. Approximately how many people would reside or work in the completed project?

Not applicable for this non-project action.

j. Approximately how many people would the completed project displace?

Not applicable.

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Not applicable for this non-project action.

- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**
Not applicable for this non-project action.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
Not applicable.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
Not applicable.
- c. **Proposed measures to reduce or control housing impacts, if any:**
None are proposed for this non-project action.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**
No buildings are proposed.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None are proposed as part of this non-project action.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
None.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Not applicable.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**

None are proposed as part of this non-project action.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

There is a designated but unimproved park site about ½ mile to the north and baseball fields about 1-1.5 mile to the east.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.

- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None are proposed as part of this non-project action.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

The Thorton farmhouse is in the inventory of local historic properties but is not on the Clark County Historic Registry.

- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

The archeological probability rating for the sight is high and moderate-high.

- c. **Proposed measures to reduce or control impacts, if any:**

None proposed as part of this non-project action.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

Access is currently either NE 119th Street, a minor arterial or NE 72nd Avenue which is classified as a principal arterial. Direct access to arterial streets is not generally permitted unless no alternative exists. The proposed circulation plan would provide

for local street access to adjacent commercial and industrial property as it develops to urban densities.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**

No. The closest transit stop is about 1.5 miles away.

- c. How many parking spaces would the completed project have? How many would the project eliminate?**

Not applicable.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

Yes, the proposal would require that future development construct public local commercial/industrial street segments to improve access and circulation.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Unknown

- g. Proposed measures to reduce or control transportation impacts, if any:**

None proposed as part of this non-project action.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.**

No.

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

None as part of this non-project action.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Future applications will be reviews for compliance with applicable ordinances and code sections including habitat, wetlands, historic/archeology, etc.

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

There is designated shoreline along Curtin Creek east of the site. Future road development would not be within the shoreline buffer. Right-of-way dedication would reduce the amount of land available for commercial or industrial land uses, but not to any significant degree.

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed circulation would reduce demand for direct access to the nearby arterial streets and improve circulation for properties southeast of the intersection of NE 119th Street and NE 72nd Avenue, while reducing trips through the intersection.

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

Future application for development of the area will be reviewed for compliance with applicable code standards and guidelines.