



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal:

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any:

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: June 25, 2018

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: 6-4-18 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Matt Hermen, Planner III, (564) 397-4343.



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

A. BACKGROUND

1. Name of proposed project, if applicable:

Proebstel Rural Center

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:

June 4, 2018

5. Agency requesting checklist:

Clark County, WA

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

If approved by Clark County Council, the designation of a rural center would be effective on January 1, 2019

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

No

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

None known

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 known

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

Comprehensive Land Use Designation Change
Zoning Change

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. (Lead agencies may modify this form to include additional specific information on project description.)

Property owners request 161 acres to be designated as a rural center by amending the comprehensive plan designation and zoning from Rural-5 (R-5) to Rural Center with RC-1, RC-2.5 zoning and Rural Commercial with CR-2 zoning.

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.

The proposed rural center is located along SR-500, west of NE 199th Ave, south of NE 65th St., and east of Lacamas Creek. The proposal is located in Section 7 of Township 2, Range 3 East, West Meridian.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site:
(circle one): Flat rolling, hilly, steep slopes, mountainous,
other _____
- b. What is the steepest slope on the site (approximate percent slope)?
5-25 percent
- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. .
Hesson Clay Loam, Prime Agricultural Soils
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None known

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

None

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

None, Non-project Action

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

None, Non-project Action

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

None, Non-project Action

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, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None, Non-project Action

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

None, Non-project Action

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

None, 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.

Lacamas Creek, Type F

- 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.

None, Non-project Action

- 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, Non-project Action

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

None, Non-project Action

- 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.

None, Non-project Action

b. Ground Water:

- 1) Will ground water be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known .

None, Non-project Action

- 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.

None, Non-project Action

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.

None, Non-project Action

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

None, Non-project Action

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

None, Non-project Action

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

None, Non-project Action

4. Plants

- a. Check the types of vegetation found on the site.**

- deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - orchards, vineyards or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation
- Not Applicable, Non-project Action

- b. What kind and amount of vegetation will be removed or altered?
Not Applicable, Non-project Action
- c. List threatened or endangered species known to be on or near the site.
Not Applicable, Non-project Action
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;
None, this is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process.
- e. List all noxious weeds and invasive species known to be on or near the site.
Not Applicable, Non-project Action

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:
Not applicable, this is a non-project action. Development projects will require a development review that will identify any birds and animals which have been observed on or near the site.
- b. List any threatened and endangered species known to be on or near the site.
Not applicable, this is a non-project action. Development projects will require a development review that would show if any threatened or endangered species known to be on or near a site.
- c. Is the site part of a migration route? If so, explain.
Not Applicable, Non-project Action
- d. Proposed measures to preserve or enhance wildlife, if any:
Not Applicable, Non-project Action

- e. List any invasive animal species known to be on or near the site.
Not Applicable, Non-project Action

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, Non-project Action
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
Not Applicable, Non-project Action
- 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:
Not Applicable, 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.
None, Non-project Action
 - 1) Describe any known or possible contamination at the site from present or past uses.
None, Non-project Action
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
None, 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.
None, Non-project Action
 - 4) Describe special emergency services that might be required.
None, Non-project Action
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
None, Non-project Action

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None, Non-project Action
- 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, Non-project Action
- 3) Proposed measures to reduce or control noise impacts, if any:
None, Non-project Action

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
Residential, Commercial, Heavy Industrial, Airport, Church.
The proposal will not affect current land uses on nearby or adjacent properties
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
The proposed rural center includes the production portion of Anderson Dairy. The agricultural land associated with Anderson Dairy will not be affected or converted by this proposal. No agricultural or forest land of long-term commercial significance exist in this proposal. Resource land has not been designated previously within the boundaries of this proposal.
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
The proposal will not affect or be affected by surrounding working farm or forest land.
- c. Describe any structures on the site.
None, Non-project Action
- d. Will any structures be demolished? If so, what?
None, Non-project Action
- e. What is the current zoning classification of the site?
None, Non-project Action
- f. What is the current comprehensive plan designation of the site?
None, Non-project Action

- g. If applicable, what is the current shoreline master program designation of the site?
None, Non-project Action
- h. Has any part of the site been classified as a critical area by the city or county?
If so, specify.
None, Non-project Action
- i. Approximately how many people would reside or work in the completed project?
None, Non-project Action
- j. Approximately how many people would the completed project displace?
None, Non-project Action
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None, Non-project Action
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
None, Non-project Action
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None, Non-project Action

8. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None, Non-project Action
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None, Non-project Action
- c. Proposed measures to reduce or control housing impacts, if any:
None, 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?
None, Non-project Action
- b. What views in the immediate vicinity would be altered or obstructed?
None, Non-project Action
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None, 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, Non-project Action
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
None, Non-project Action
- c. What existing off-site sources of light or glare may affect your proposal?
None, Non-project Action
- d. Proposed measures to reduce or control light and glare impacts, if any:
None, Non-project Action

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
None, Non-project Action
- b. Would the proposed project displace any existing recreational uses? If so, describe.
None, Non-project Action
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None, Non-project Action

13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
- 17919 NE FOURTH PLAIN RD, 1941
 - 18014 NE FOURTH PLAIN RD, 1932
 - 18408 NE 65TH ST, 1946
 - 18414 NE 65TH ST, 1956
 - 18502 NE 65TH ST, 1950
 - 18519 NE 65TH ST, 1942
 - 18600 NE FOURTH PLAIN RD, 1901
 - 18709 NE 65TH ST, 1943
 - 18803 NE 65TH ST, 1940
 - 19017 NE FOURTH PLAIN RD, 1920
 - 19117 NE 65TH ST, 1930
- c. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Geographic Information System (GIS)

Consultation with the Clark County Historical Museum

Records with the Clark County Historical Register

- 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.

Not Applicable. The proposal is a non-project action.

14. Transportation

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

This is a non-project action. The proposed rural center would be served by SR-500, NE 65th St., and NE 199th Ave.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The proposed rural center is not served by public transit. The nearest bus stop is 1 mile to the west.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The non-project proposal may create an additional 26 parking spaces required by Clark County Code 40.340.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways?

If so, generally describe (indicate whether public or private). This is a non-project action. Requirements for any new roads or improvements will be addressed as part of any future land development project.

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

No, Non-project Action

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The proposed rural center may allow further subdivision of existing lots. The proposed zoning may allow an additional 13 lots to be created, resulting in an addition 130 daily trips on the transportation network. The peak period for these additional trips would occur between 4-6 p.m. The ITE trip generation manual was used to estimate these additional trips.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposed rural center is a non-project action. The potential new trips, resulting from a rural center designation will not interfere with the movement of agricultural or forest products due to the required site improvements that will be required per Clark County Code 40.350 at the time of development.

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

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.

None, Non-project Action

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

None, 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.

None, Non-project Action

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None, Non-project Action

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Matt Hermen

Name of signee Matt Hermen

Position and Agency/Organization Planner III, Clark County

Date Submitted: June 4, 2018

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

No development is occurring.

Proposed measures to avoid or reduce such increases are:

Any future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

No development is occurring.

Proposed measure to protect or conserve plants, animals, fish or marine life are:

Any future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

3. How would the proposal be likely to deplete energy or natural resources?

This non-project action would not deplete energy or natural resources.

Proposed measures to protect of conserve energy and natural resources are:

Any future development will have to comply with development standards in Title 40: Clark County, Washington, Unified Development Code.

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

This non-project action would not affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection

Proposed measures to protect such resources or to avoid or reduce impacts are:

Any future development would have to address any impacts to sensitive areas and propose mitigation.

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?

This non-project action would not affect land and shoreline use

Proposed measures to avoid or reduce shoreline and land use impacts are:

Any future development would have to address any impacts to sensitive areas and propose mitigation.

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

The proposed rural center may allow further subdivision of existing lots.

The proposed zoning may allow an additional 13 lots to be created, resulting in an addition 130 daily trips on the transportation network.

Proposed measures to reduce or respond to such demand(s) are:

Adherence to Clark County Code 40.350 including, minimum standards for public and private transportation facilities for vehicles, public transit, pedestrians, and bicycles. These standards are intended to preserve the community's quality of life and to minimize total costs over the life of the transportation facility.

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

Any future developments will have to comply with local, state, or federal laws or requirements for the protection of the environment.