



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *Amend Comprehensive Plan to remove Urban Holding Overlay near the I-5/179th St. Interchange, Phase 2*

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any: *4206 NE 179th St., Vancouver, WA 98686*

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. In 2007, the Vancouver Urban Growth Area was expanded to include the properties affected in this proposal. An Environmental Impact Analysis was completed in 2007 that was associated with this urban land. In 2016 a supplemental Environmental Impact Statement was completed in association with the 2016 Comprehensive Plan update. A new 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: November 1, 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: 10-8-18 **Signature:** Oliver Orjiako

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

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.



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

A. BACKGROUND

1. Name of proposed project, if applicable:
Urban Holding Overlay removal near the I-5/179th St. Interchange, Phase 2
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:
October 5, 2018
5. Agency requesting checklist:
Clark County, WA
6. Proposed timing or schedule (including phasing, if applicable):
Phase 2 includes properties identified by account numbers 181581000, 181548000, 181466000, 181580000, 181701000, and 181702000. The Planning Commission hearing is scheduled for November 15th. Clark County Council hearing has not been scheduled.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes. The removal of the Urban Holding Overlay is a result of the execution of a development agreement that helps fund critical infrastructure. Additional development agreements in the vicinity may be executed to fund additional corridor improvements that are necessary for removing additional urban holding overlays.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

In 2007, the Vancouver Urban Growth Area was expanded to include the properties affected in this proposal. The properties were assigned urban zoning and comprehensive plan designations, but the urban holding overlays were placed on the land because of the lack of urban services. An Environmental Impact Analysis was completed in 2007 that was associated with this urban land. In 2016 a supplemental Environmental Impact Statement was completed in association with the 2016 Comprehensive Plan update.

- 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.

A development agreement associated with the six properties (181581000, 181548000, 181466000, 181580000, 181701000, and 181702000) will be required to be approved concurrently with this comprehensive map amendment.

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

Clark County Council approval of a development agreement associated with the six properties (181581000, 181548000, 181466000, 181580000, 181701000, and 181702000) will be required to be approved concurrently with this comprehensive map amendment.

- 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.)

The proposal will remove the comprehensive plan and zoning urban holding overlay. The proposed comprehensive plan map amendment will occur on the six properties (181581000, 181548000, 181466000, 181580000, 181701000, and 181702000). These properties are designated with Single Family Residential Land Use and Zoning. The approximate area of the proposal is 143 acres.

- 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 properties associated with the proposal are located on the north side of NE 179th St., west of NE 50th Ave. The proposal is located in SE ¼, S12, T3N, R1E .

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)?

40%

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.

Gee Silt Loam

Prime Agricultural Soils, Class III

WA State Soil Type: 2432

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

No history of unstable soils

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

Non-project action proposed. No filling or grading proposed.

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

Non-project action proposed. No erosion will occur.

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

Non-project action proposed. No impervious surface will occur with this proposal.

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

Non-project action proposed. No proposed measures to reduce or control erosion are necessary.

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.

Non-project action proposed. No emissions will result from this proposal.

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

Non-project action proposed. No off-site emissions will result from this proposal.

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

Non-project action proposed. No proposed measures to reduce or control emissions are necessary.

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.

Mill Creek is a fish bearing stream on the eastern half of the proposal.

- 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.

The proposal is a non-project action. No work with this proposal will occur over, in or adjacent to the stream.

- 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.

The proposal is a non-project action. No fill and dredge material is associated with this proposal.

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

The proposal is a non-project action. No surface water withdrawal is associated with this proposal.

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

The proposal does not lie within a 100 year flood plain..

- 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.

The proposal is a non-project action. No surface water withdrawal is associated with this proposal.

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.

The proposal is a non-project action. No surface water withdrawal is associated with this proposal.

- 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.

The proposal is a non-project action. No waste material discharge is associated with this proposal.

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.

The proposal is a non-project action. No surface water runoff is associated with this proposal.

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

Not applicable, non-project action.

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

The proposal is a non-project action. No drainage patterns are affected with this proposal.

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

Non-project action proposed. No proposed measures to reduce or control surface, ground, and runoff water, and drainage patterns.

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?
The proposal is a non-project action. No vegetation will be removed or altered with this proposal.
- 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;
The proposal is a non-project action. No landscaping is proposed.
- 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 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 will identify any birds and animals which have been observed on or near the 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.
The proposal consists of six properties, two are vacant and four have a single family residence. Adjacent properties are either single family residences or vacant. The proposal will not affect current 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 proposal has been used as working farmland. The properties associated with the proposal were included in expansion of the Vancouver Urban Growth Area in 2004 and 2007.
 - 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 includes Birchwood Farms. Birchwood Farms has barns and stables used for farming.
- c. Describe any structures on the site.
Four single family homes, barns, stables and sheds.
- d. Will any structures be demolished? If so, what?
No structures will be demolished as a result of this non-project action.
- e. What is the current zoning classification of the site?
The current zoning is classified as Single Family Residential (R1-7.5).
- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation on the proposal's site is Urban Low Density Residential.

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

There is no current shoreline master program designation on the site of the proposal.

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

The site of the proposal for this non-project action contains hydric soils, priority habitat and species and wetlands.

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

No people would reside or work on the site as a result of the proposed non-project action.

- j. Approximately how many people would the completed project displace? None.

- 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

9. 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.
Adjacent to the proposal, on property identified as 181520000, is a single family residence that was initially built in 1896. The property is not currently listed in national, state or local preservation registers.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of

cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

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 site is currently served by NE 179th St and NE 50th 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 site of the proposal and affected area is not served by public transit.

- 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 action would not create additional parking spaces.

Any additional parking spaces and their impacts will be evaluated at the time of the development application process.

- 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).

Requirements for any new roads or improvements will be addressed as part of any future land development project.

- e. Will the project or proposal 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 proposal for lifting the urban holding overlay would allow more intense urban development to occur. Conceptually, the site of the proposal could generate 657 additional vehicular trips in the PM Peak Period.

- 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 proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

The non-project action proposal to remove the urban holding overlay is associated with a proposed development agreement. The development agreement requires mitigation by the developer to improve localized critical links and intersection improvements.

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: October 5, 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 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.
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 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.
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 avoid or reduce such increases 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 such increases 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 proposal for lifting the urban holding overlay would allow more intense urban development to occur. Conceptually, the site of the proposal could generate 657 additional vehicular trips in the PM Peak Period.

Proposed measures to avoid or reduce such increases are:

The non-project action proposal to remove the urban holding overlay is associated with a proposed development agreement. The development agreement requires mitigation by the developer to improve localized critical links and intersection improvements.

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.

