

**NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)**

**NOTICE IS HEREBY GIVEN** that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by **November 16, 2017**.

**DESCRIPTION:**

**Freight Rail Dependent Uses**

Proposed amendments to modify the Land Use, Rural and Resource, and Transportation Elements of the Comprehensive plan and adoption of a Phase I overlay map to allow for implementation of Freight Rail Dependent Uses.

**ACTION REQUESTED:** It is requested the Board of County Councilors modify the Land Use, Rural and Resource, and Transportation Elements of the Comprehensive plan and adopt a Phase I overlay map to allow for implementation of Freight Rail Dependent Uses.

**RESPONSIBLE OFFICIAL:**

Oliver Orjiako, Director  
Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
[oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

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**BILL TO:**

Sonja Wiser, Program Assistant  
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PO Box 9810  
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[Sonja.wiser@clark.wa.gov](mailto:Sonja.wiser@clark.wa.gov)

**PUBLICATION DATE:                      Tuesday October 31, 2017**

**PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE**



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** *Proposed amendments to modify the Land Use, Rural and Resource, and Transportation Elements of the Comprehensive plan and adoption of a Phase I overlay map to allow for implementation of Freight Rail Dependent Uses.*

**Proponent:** *Clark County Community Planning*

**Location of proposal, including street address, if any:** *The phase I overlay would be applied to properties within 500' of the short line railroad in Clark County north of 119th St and South of NE 149th St. See attached map.*

**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: November 16, 2017

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

**Date:** 10-26-17 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III, (360) 397-2280 ext. 4898.

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

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**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

Freight rail dependent uses

**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 25, 2017

**5. Agency requesting checklist:**

Clark County, WA

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

Planning Commission hearing on November 16, 2017; Board of County Councilors hearing January 9, 2018.

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

There will be development regulations and a use list that follow adoption of the comprehensive plan language and adoption of the overlay map. Additional environmental review will be done at that time. There may be subsequent phases or expansions of the overlay.

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

- Environmental Impact Statement for 2004 Clark County Comprehensive Plan

- Environmental Impact Statement for 2007 Clark County Comprehensive Plan update
- Type 2 Critical Aquifer recharge Area (CARA) site evaluations
- Wetlands delineations as part of developing a master plan for major industrial development
- Archeological predetermination as part of master planning for major industrial development on the Ackerland property
- SEPA Checklist and Determination of Significance for required major industrial development master plan for the Ackerland property

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.

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

Approval by the Board of County Councilors.

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.

Proposed amendments to modify the Land Use, Rural and Resource, and Transportation Elements of the Comprehensive plan and adoption of a Phase I overlay map to allow for implementation of Freight Rail Dependent Uses.

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 phase I overlay would be applied to properties within 500' of the short line railroad in Clark County north of 119<sup>th</sup> St and South of NE 149<sup>th</sup> St. See attached map.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.

- b. **What is the steepest slope on the site (approximate percent slope)?** 5 to 10 percent on the southwesterly most property.
- 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.** The area for the phase I overlay is HIA and HIB Hillsboro and is considered Prime Agricultural Soils Class I and II.
- d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** There are no indications of unstable soils in the immediate vicinity; however some properties are primarily designated NEHRP Class D with a Low to Very Low risk of liquefaction in the event of a major sustained earthquake.
- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.** None, as part of this non-project action. Future development would likely require some grading and filling, which would be reviewed, approved, performed and inspected in compliance with applicable state and county regulations. A separate environmental review would be conducted for any such proposed activity at the time of permit application and/or site plan review.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.** None, as part of this non-project action. Given the generally flat, gently rolling nature of the properties, erosion potential from water runoff is minimal. Erosion and dust potential from winds is a possibility during clearing, grading, and construction activities, but would be addressed and regulated by applicable state and County erosion control regulations at that time.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** None, as part of this non-project action. Current County development code allows up to 100% site coverage for all industrial uses. However, additional setbacks and/or landscape requirements may apply, particularly abutting residential uses or zones.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:** None, as part of this non-project action. Future development would comply with County erosion control and development regulations, and any applicable site plan review conditions of approval.

## 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, as part of this non-project action. Emissions from future industrial activities are unknown at this time, but will be addressed as part of future



development proposals through the master plan process, site plan review, and SEPA review of the specific development or development types proposed.

- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** None, as part of this non-project action.
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** None, 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.** The eastern portion of the Ackerland properties does contain shallow seasonal ponds and possible wetlands. No streams or rivers exist on or near the properties.
- 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, as part of this non-project action. Future development proposals, will be evaluated through site plan review, and SEPA review of the specific development or development types proposed.
- 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, as part of this non-project action but may be required for future industrial development.
- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.** None, as part of this non-project action. Withdrawals or diversions related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review, and SEPA review of the specific development or development types proposed.
- 5) **Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.** Not within the 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.** None, as part of this non-project action. Discharges related to future industrial activities are unknown at this time, but will be addressed as part of any future development proposals through site plan review, compliance with applicable regulations, and SEPA review of the specific development or development types proposed.

**b. Ground Water:**

Approximately 140 acres of the Ackerland property is mapped as a 5-10 year Public Wellhead Zone, which defines the sensitive areas around public well locations that contribute to the water quality of the well location. Such areas are subject to state and County regulation to protect the quality of public water supplies. Some properties are in a Critical Aquifer Recharge (CARA) Category II Recharge area and subject to County regulations to protect groundwater quality (CCC 40.410). Given the long list of activities that require a CARA permit, a formal site evaluation will likely be required during site plan review for major industrial development of the properties.

**1) Will ground water be withdrawn, or will water be discharged to ground water?**

**Give general description, purpose, and approximate quantities if known.** Not applicable as this is a non-project action. The current agricultural use of both properties involves withdrawal of large quantities of ground water for pasture and field irrigation. Since no specific industrial development is proposed, or being considered, at this time, it is unknown whether future ground water withdrawals will be necessary. Public water lines operated by Clark PUD are available along NE 117<sup>th</sup> Avenue, but their capacity is unknown at this time. It is likely that upgrades will be necessary if a future industrial use requires large quantities of water.

Discharges related to future industrial activities are unknown at this time, but will be addressed at the time of any future development through site plan review, compliance with applicable regulations, and SEPA review of the specific developments or development types.

**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 as this is a non-project action. The current Lagler Dairy Farm operation does produce large quantities of cow manure and waste water from barn cleaning activities. Manure from the barns is currently processed in a settling pond in the northern portion of the Ackerland properties south of the barns. The two homes on the northern edge of the Ackerland properties are served by septic systems.

**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 as this is a non-project action. Water runoff related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review, compliance with County regulations and applicable state and federal regulations, and SEPA review of specific future developments or development types when proposed.
- 2) **Could waste materials enter ground or surface waters? If so, generally describe.** Not applicable as this is a non-project action. Waste materials related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals site plan review, compliance with applicable regulations, and SEPA review of specific future developments or development types when proposed.
- 3) **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.** Not applicable as this is a non-project action..
- 4) **Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:** None proposed as part of this non-project action. Water impacts related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review, compliance with County storm water and erosion control requirements (40.385), and applicable state and federal regulations. Further analysis will occur at the time of SEPA review for the specific industrial development.

#### 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 proposed. Even though no specific industrial activity is proposed, or being considered, at this



time, future full development of the properties will likely see all existing vegetation removed and replaced with standard landscaping, impervious surfaces, and buildings in accordance with applicable regulations and site plan review conditions of approval, including SEPA review of the specific development or development types proposed.

- c. **List threatened or endangered species known to be on or near the site.** None known, however there is a riparian habitat conservation area near the intersection of NE 149<sup>th</sup> St and the short line railroad.
- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;** None, 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:            ducks, geese, hawk, heron, eagle (non-nesting), songbirds, other:  
mammals:       deer, raccoon, coyote, gophers, mice, voles

- b. **List any threatened or endangered species known to be on or near the site.** None, however there is a riparian habitat conservation area near the intersection of NE 149<sup>th</sup> St and the short line railroad.
- c. **Is the site part of a migration route? If so, explain.** This area is part of the pacific flyway migration route.
- d. **Proposed measures to preserve or enhance wildlife, if any:** None, 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.** None proposed as part of this non-project action. Energy and natural resource needs for future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review, compliance with applicable regulations, and SEPA review of the specific development or development types proposed. Electrical and natural gas resources will likely be needed for operations, production, and heating.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** No, as part of this 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:** None proposed as part of this non-project action. Potential energy conservation features related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review conditions of approval, and compliance with applicable regulations, including SEPA review of the specific development or development types proposed.

## 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 proposed as part of this non-project action. Environmental hazards related to future industrial activities are unknown at this time, but will be addressed as part of future development proposals through site plan review, compliance with applicable regulations, and SEPA review of specific future developments or development types when proposed.

- 1) **Describe special emergency services that might be required.** Not applicable as part of this non-project action.
- 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 as part of this non-project action.
- 4) **Describe special emergency services that might be required.** Not applicable as part of this non-project action.
- 5) **Proposed measures to reduce or control environmental health hazards, if any:** Not applicable as part of this 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)?** Not known at this time.
- 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.** Not known at this time.
- 3) **Proposed measures to reduce or control noise impacts, if any:** None proposed as part of this non-project action.

## 8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?** There are multiple properties in the overlay area the largest site is being used as part of a dairy operation and it appears that some of the other properties are in some form of agricultural production.
- b. **Has the site been used for agriculture? If so, describe.** Yes, see above. Ackerland properties are currently in agricultural use and have been for over 60 years. The current agricultural activity is related to operation of the existing dairy – barns, , pasture, hay and feed production, irrigation, and dairy waste processing.
- c. **Describe any structures on the site.** There are some single family homes and agricultural buildings.
- d. **Will any structures be demolished? If so, what?** Not as part of this non project action.
- e. **What is the current zoning classification of the site?** AG-20 and Rural Industrial Land Bank.
- f. **What is the current comprehensive plan designation of the site?** AG-20 and Rural Industrial Land Bank.
- g. **If applicable, what is the current shoreline master program designation of the site?** The site is not within shoreline.
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** There are some wetlands presence on site.
- i. **Approximately how many people would reside or work in the completed project?** None, as part of this non-project action.
- j. **Approximately how many people would the completed project displace?** None, as part of this non-project action.
- k. **Proposed measures to avoid or reduce displacement impacts, if any:** None, as part of this non-project action.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:** None, as part of this non-project action.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** None, as part of this non-project action.

## 9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None, as part of this non-project action.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** None, as part of this non-project action.
- c. **Proposed measures to reduce or control housing impacts, if any:** None, as part of 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?** None, as part of this non-project action.
- b. **What views in the immediate vicinity would be altered or obstructed?** None, as part of this non-project action.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** None, 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, as part of this non-project action.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** None, as part of this non-project action. Even though no specific development is proposed at this time, it is likely that normal security and outdoor activity area lighting will be provided as part of any industrial development. Applicable County codes already require that lighting be directed away from uses on adjacent parcels and shielded to minimize nighttime glare. These requirements also apply to glare from glass or shiny exterior surfaces of buildings.
- c. **What existing off-site sources of light or glare may affect your proposal?** None, as part of this non-project action.
- d. **Proposed measures to reduce or control light and glare impacts, if any:** None, as part of this non-project action. At the time of development, landscaping and buffers in conformance with adopted Clark County development codes and standards, and site plan review conditions of approval, would be required.

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** Undeveloped County parks property abuts the western edge of the Ackerland properties. The land north of the Ackerland properties, across 149<sup>th</sup> Street, is owned by the Battleground School District which operates an alternative high school on a portion of that property. The majority of that school district property is not yet developed, but remains in forested and open space condition. Prairie softball complex is about 1 mile east of the northernmost parcel.
- 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, 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.** None listed or known.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.** None known.
- c. **Proposed measures to reduce or control impacts, if any:** None, 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, as part of this non-project action.

### 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.** 117<sup>th</sup> Avenue is the major arterial connecting between the City of Vancouver and the City of Battleground and is accessible from the Ackerland properties. Access to I-205 is 5 miles to the south and west, connecting by way of the Padden Parkway or SR-500. Access to I-5 is about 4 miles to the north through Battleground and 6 miles to the west by way of main st. which becomes NE 219<sup>th</sup> St.
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?** No, the nearest stop is at NE 119<sup>th</sup> St and NE 117<sup>th</sup> Ave. approximately 1 mile from the southernmost parcel.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?** None, as part of this non-project action.
- 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).** None, as part of this non-project action.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** Yes, the affected parcels would be within 500 ft. of the short line railroad in Clark County. Any future development will be required to use the railroad consistent with the provisions of ESB 5517.
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.** None, as part of this non-project action.
- g. **Proposed measures to reduce or control transportation impacts, if any:** None, as part of this non-project action.
- h. **Proposed measures to reduce or control transportation impacts, if any:** None, as part of this non-project action.

### 15. Public Services



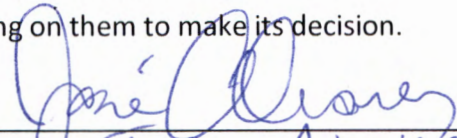
- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.**  
None, as part of this non-project action. Additional fire, police and emergency medical services will likely be required once the properties are fully developed for industrial use.
- 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.** Electricity and water are available to most properties from Clark Public Utilities. NW Natural gas has a pipeline in 117<sup>th</sup> Avenue which is utilized by the current dairy operation. Telephone and refuse services are generally available in the area.
- 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, as part of this 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:   
 Name of signee: Jose ALVAREZ  
 Position and Agency/Organization: Planner III Clark County  
 Date Submitted: 10/26/17

**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?** This non-project action would not have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address this question. It's anticipated that uses will be similar to what is allowed in the light industrial zone and it is likely that future development will

increase, to some extent, storm water runoff, air emissions from vehicles and industrial processes, noise, and the risk of toxic or hazardous substances being released.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?** This non-project action would not have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address this question. It's anticipated that uses will be similar to what is allowed in the light industrial zone and future development will cause most existing vegetation to be removed and replaced with impervious surfaces and landscaping in accordance with applicable development codes and environmental regulations. Any animals not adapted to urban or industrial activities could be displaced.
3. **How would the proposal be likely to deplete energy or natural resources?** This non-project action would not have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address this question. It's anticipated that uses will be similar to what is allowed in the light industrial zone and future development will require the use of a variety of building materials, the use of energy in construction, and the use of energy and some measure of natural resources in any future major industrial operations.
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 have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address this question. It's anticipated that uses will be similar to what is allowed in the light industrial zone. There are no existing development codes addressing impacts on agricultural lands, however the legislation that authorizes freight rail dependent uses also requires that surrounding rural and resource lands be protected.
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?** Not applicable.
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?** This non-project action would not have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address this question. It's anticipated that

uses will be similar to what is allowed in the light industrial zone and would likely increase traffic significantly on NE 117<sup>th</sup> and other local streets and highways. Additional necessary services and utility enhancements will likely be required.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** This non-project action would not have any effect but when subsequent development regulations and uses are considered additional environmental analysis will be needed to address any potential conflict with local, state and federal laws.