



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: 78th Street Heritage Farm Master Plan Update

The 78th Street Heritage Farm is a largely undeveloped site of approximately 79 acres. The site was once the County Poor Farm and later used as an agricultural research facility by Washington State University. It has gently sloping hills with fields and historic structures, mostly located on the NE 78th Street side of the property. Washington State University Extension occupies the main building on the site through agreement with Clark County. The original master plan was adopted in 2010. The update will recognize changes at the farm since 2010, review components not yet implemented and validate them and/or introduce new components that are consistent with the master plan vision and guiding principles. Farm priorities will also be identified.

Proponent: Clark County Public Works – Parks and Lands Division

Location of proposal, including street address, if any:

1919 NE 78th Street, Vancouver, WA

Lead Agency: Clark County Public Works

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: May 14, 2019

Responsible Official: Kevin Tyler

Position/title: Acting Manager, Parks and Lands Division

Address: **RE: SEPA Comments**

Clark County Parks and Lands Division
4700 NE 78th Street
Vancouver, WA 98665

Date: 4/16/19

Signature: 

The staff contact person and telephone number for any questions on this review is Patrick Lee, Legacy Lands Program Coordinator (564) 397-2301, ext. 4070.

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:

78th Street Heritage Farm Master Plan Update

2. Name of applicant:

Clark County Public Works, Parks & Lands Division

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

Patrick Lee
Legacy Lands Program Coordinator
Clark County Public Works Parks and Lands Division
4700 NE 78th Street
Vancouver, WA 98665
(564) 397- 4070

4. Date checklist prepared:

April 16, 2019

5. Agency requesting checklist:

Clark County Public Works

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

If approved by the Clark County Council, the update of the 78th Street Heritage Farm Master Plan would become effective June 18, 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, this is a non-project action. Future additions, expansions or further activity related the 78th Street property will follow Title 40 of the Clark County Unified Development Code and SEPA requirements.

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

Wetlands were delineated for the new parking lot west of the administration building. The wetland and buffer boundaries adjacent to the Greenhouse complex in order to extend the gravel access road east to serve the Master Gardeners' Mothers' Day plant sale.

The Department of Ecology's Environmental Report Tracking System #545878 indicates there was an underground storage tank removed in 2004.

Formal wetlands delineations and Level 1 Environmental Site Assessment will be completed prior to new development on the farm.

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.

None until we propose development on the site.

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 78th Street Heritage Farm is a largely undeveloped site of approximately 79 acres. The site was once the County Poor Farm and later used as an agricultural research facility by Washington State University. It is on the Clark County Historic Register, the State of Washington Historic Register and the National Register of Historic Places due to the prior uses. It has gently sloping hills with fields and historic structures, mostly located on the NE 78th Street side of the property. Washington State University Extension occupies the main building on the site through agreement

with Clark County. The original master plan was adopted in 2010. Changes that have occurred at the farm since include:

- (1) At the time of adoption of the Master Plan a six acre expansion of Hazel Dell Community Park was envisioned immediately north of the existing park. Subsequently, that expansion was relocated to the west of the existing park adjacent to NE 68th St. via boundary line adjustment
- (2) The master plan shows the community learning center and children's garden in what is now the expansion area for Hazel Dell Community Park. While a master planning process for the park needs to be done, a new parking lot for the park is envisioned as one element in the expansion area.
- (3) The extent of the poor farm cemetery is not accurate in the existing master plan and needs to be expanded east,
- (4) The 1800 square foot home associated with the living farm has been constructed on another property and should be removed from the plan.
- (5) The interpretive trail needs to be aligned and interpretive stations, and their location on the farm, determined.
- (6) A new parking lot was constructed west of the main administration building
- (7) A new greenhouse and a high tunnel have been constructed since adoption of the plan

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 78th Street Heritage Farm is located on Assessor's Parcel Serial Number 148084-000 at 1919 NE 78th Street Vancouver WA 96665

A site location map and a map showing wetlands and topography from the County GIS system are attached

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous,

Rolling hill

b. What is the steepest slope on the site (approximate percent slope)?

The majority of the site ranges from flat to less than 25% slopes. Small, isolated areas may range up to 40% slopes

- 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.

Predominantly silt-loam dominated by the Hillsboro series with some Gee silt loam. Cove silty clay loam is the predominant hydric soil

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

No

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

Not applicable, non-project action

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

Not applicable, 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, non-project action. Even after full development of the master plan, the majority of the site will be dedicated to agriculture

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

Not applicable, 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.

Not applicable, non-project action

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

Commercial and industrial uses are among those in the vicinity. NE 78th Street is a busy 4-lane roadway in the vicinity of the farm.

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

Not applicable, 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 site is near the headwaters of Cougar Creek which flows year-round through the property. It is a tributary of Salmon Creek with the confluence approximately 3 ½ miles downstream of the farm.

- 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.

No development is proposed at this time. The master plan proposes to use the existing stream crossings with a possibility of one new crossing near the proposed multi-use building. The master plan also calls for the enhancement of Cougar Creek and the wetlands.

- 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.

Not applicable, non-project action

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

No. The site is served by public water and has its own well for agricultural activities.

- 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.

Not applicable, no development proposed at this time

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.

Not applicable, non-project action. Two wells exist on the site. One is used for irrigating the agricultural areas. The other is managed as part of Clark Public Utilities' public drinking water system. No additional wells are contemplated at this time.

- 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, non-project action. Sanitary sewer service is available at the site.

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, non-project action. Stormwater at the site is either infiltrated or drains to Cougar Creek.

- 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.

Not applicable, non-project action. Enhancement of Cougar Creek is proposed in the master plan.

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

Not applicable, 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?

Not applicable, non-project action. Much of the site is used for agriculture and crops are rotated

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

None

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

Not applicable, no development proposed at this time.

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

Poison hemlock, scotch broom, meadow knapweed, tansy, bull thistle, Canada thistle, blackberry, lesser celandine yellow flag iris, holly, teasel, reed canary grass, herb Robert, yellow flag iris, and old man's beard clematis.

5. Animals

- a. List 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
mammals: deer, beaver
fish: trout

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

None

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

Not applicable, non-project action. Canada geese feed on the site in winter.

- 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.

There are no known invasive animal species on site.

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.

Not applicable, non-project action

- 1) Describe any known or possible contamination at the site from present or past uses.

The Department of Ecology's Environmental Report Tracking System #545878 indicates there was an underground storage tank removed in 2004. Agricultural chemicals are stored on the site for use on the fields.

- 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.

Not applicable, 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, non-project action. Agricultural chemicals are stored on the site for use on the fields.

- 4) Describe special emergency services that might be required.

Not applicable, non-project action

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

Not applicable, 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 applicable, 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.

Not applicable, non-project action

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

Not applicable, 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.

Site – agriculture and Washington State University Extension Offices
Adjacent – Commercial, Industrial and Residential.

- 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?

Approximately 30-acres of the site are cultivated at this time.

- 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 site is used for agriculture.

- c. Describe any structures on the site.

One main building used for Washington State University Extension Offices, several outbuildings used for materials and equipment storage, an equipment repair shop, eight greenhouses and one high tunnel

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

No

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

Public Facility with a Highway 99 Overlay District

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

Public Facility/Park Open Space

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

Not applicable

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

Some wetlands and mature tree stands are located on the property

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

There are no residents on the property and no residences are proposed. Washington State University will continue to use offices in the main administration building. Both the existing master plan and the update show a conceptual multi-use building adjacent to NE 78th Street, but no development is proposed at this time. The property will continue to be used for agriculture

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

None

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

Not applicable, no displacement impacts will occur

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

No development is proposed at this time. Future applications for development of the site will be reviewed for compliance with current and applicable code standards and guidelines.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Both the Master Plan vision and guidelines call for continued agricultural use of the property. Food grown on the site is largely donated to the Clark County Food Bank and this partnership is expected to continue.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No residential units are proposed

- 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:

Not applicable

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 new structures are proposed for development at this time The main administration building is a two story structure. All other structures are single story.

- b. What views in the immediate vicinity would be altered or obstructed?

Not applicable, no development is proposed at this time. A viewpoint on the hill top with mountain views is proposed to be developed as part of the master plan

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

Not applicable,

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No new structures or lighting are proposed at this time

- 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?

Adjacent land uses include commercial, industrial and residential uses. NE 78th street is a heavily traveled roadway.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable no development is proposed at this time 2

12. Recreation

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

Hazel Dell Park is adjacent to the farm along NE 68th St. A sidewalk is being designed for NE 68th Street as part of a road improvement plan. Sidewalks exist along NE 78th Street. The plan calls for an interpretive trail that will largely be located near the perimeter of the property so as to minimize conflicts with farm operations and will connect with Hazel Dell Park and NE 68th Street. However, the trail is not proposed for development at this time

- 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:

Not applicable

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.

The site is on the Clark County Historic Register, the State of Washington Historic Register and the National Register of Historic Places. Ten elements add to the historic nature of the site including:

- The administration building
- The garage
- The milk house
- The agricultural shop
- The bunk house
- The hog barn
- The machine shed
- The poor farm cemetery
- Hazel Dell Park
- The pastoral landscape and setting

None of these elements is affected by the master plan update, which is a non-project action. Many of these elements will be featured as interpretive stops along the farm trail, once developed.

- 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.

The poor farm cemetery is on the site. It is not affected by the non-project action. Based on the study, "Intensive-level Documentation of the Clark County Poor Farm Buildings and Poor Farm Cemetery Remote Sensing Project," 2010, a more accurate demarcation of the cemetery extent was determined that differed from the footprint shown in the 2010 Master Plan. In 2017 the County removed a chain link fence that bisected the cemetery and constructed a cedar split rail fence around the updated boundaries to clearly demarcate it from other areas on the farm. A cultural resources survey was completed in the vicinity of the cemetery as part of the fence relocation project. DAHP permit 2017-63 was issued for this project. The corrected cemetery limits will be shown on the updated master plan.

- 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.

The consultation process was completed as part of the cemetery fence relocation project permit 2017-63. In addition to the "Intensive –level Documentation...", In 2018 a Farm Preservation and Maintenance Plan was prepared

The intent of the Preservation and Maintenance Plan is to provide means for documenting original construction and subsequent alterations and identifying current conditions. The plan makes prioritized recommendations for future work to buildings and the site that support the farm's operations and opportunities and help minimize loss, damage, or irreversible effects on historic resources. The plan is intended to guide ongoing stewardship and historic preservation, support the growth of educational and interpretive activities, and help Clark County make informed decisions about the utilization, upgrading, and maintenance of the historic buildings, the treatment of historic sites and setting, and interpretation planning.

- 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, no development is proposed at this time

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.

The project is between NE 78th on the North and NE 68th Street on the South. This is a non-project action, transportation systems are not affected.

- 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?

Yes, C-Tran has a bus stop within ½ block of the main entrance to the farm. It is currently served by Route 78.

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

Not applicable, non-project action

- 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).

Not applicable, non-project action

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

Not applicable, 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?

Not applicable, non-project action

- 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.

Not applicable, non-project action

- 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.

Not applicable, non-project action

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

Not applicable, non-project action

16. Utilities

- a. List utilities currently available at the site:

Electricity, water, refuse service, telephone, sanitary sewer. These are not affected by the 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.

Not applicable, 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: Patrick T. Lee

Name of signee: Patrick T. Lee

Position and Agency/Organization: Legacy Lands Program Coordinator
Clark County Public Works Parks and Lands Division

Date Submitted: April 16, 2019

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?

Additional development, such as the multi-use flex space and associated parking could increase impervious surfaces and runoff from the site. Additional amenities such as the interpretive trail, viewpoint, expanded programming could attract more vehicles to the site increasing air emissions. Expanded agricultural research and production may require additional use of fertilizers, herbicides and pesticides.

Proposed measures to avoid or reduce such increases are:

Subsequent site plans for future development will be prepared and submitted for review and approval pursuant to applicable codes and laws.

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

Both the existing master plan and the update call for enhancement of the wetlands and Cougar Creek. This will have a beneficial impact. Additional cultivation may occur on what is now grassland, but which was previously cultivated.

Proposed measures to avoid or reduce such increases are:

One of the guiding principles of the master plan is to promote sustainable agriculture and building practices.

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

New development and new amenities may increase energy demand from the site. Increased cultivation could increase irrigation demands.

Proposed measures to avoid or reduce such increases are:

Subsequent site plans for future development will be prepared and submitted for review and approval pursuant to applicable codes and laws. Public water and sewer service is available on-site. An on-site well provides irrigation for agriculture. In 2018 a new irrigation system was installed which does not leak and the pump was upgraded to be more reliable and use less energy.

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?

The site is protected as a celebration of the County's agricultural heritage and history.

Proposed measures to avoid or reduce such increases are:

The plan calls for enhancement of Cougar Creek and wetland areas. A Farm Preservation and Maintenance Plan has been prepared to address treatment of historic structures. An interpretive trail plan has been prepared to interpret historical features on the site.

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. The property is not in a shoreline area. Current land uses will continue on the site.

Proposed measures to avoid or reduce such increases are:

Not applicable

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

New development and new amenities may increase energy and service demands from the site. Additional vehicular trips could be generated. Increased cultivation could increase irrigation demands.

Proposed measures to avoid or reduce such increases are:

Public water and sewer service is available on-site. An on-site well provides irrigation for agriculture. A C-Tran bus stop is ½ block away from the main entrance. Subsequent site plans for future development will be prepared and submitted for review and approval pursuant to applicable codes and laws.

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

No development is proposed at this time. Future applications for development of the site will be reviewed for compliance with current and applicable code standards and guidelines.

