



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal:

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any:

Lead Agency: *Clark County, Washington*

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

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

Comments must be submitted by: June 19, 2019

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: 5-15-19 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jenna Kay, Planner II, (564) 397-4968.

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:

CPZ2019-00010 School Public Facility Zoning Amendments

2. Name of applicant:

Clark County, WA

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
(564) 397- 4112

4. Date checklist prepared:

May 15, 2019

5. Agency requesting checklist:

Clark County, WA

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

A Planning Commission hearing is scheduled for July 18, 2019. A County Council hearing is expected to be scheduled for fall 2019. Ordinance adoption and effective date is anticipated for early 2020.

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.

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

None, this is a non-project action.

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

None known.

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

The Clark County Council will need to adopt the proposal in order to update the county comprehensive plan map, zoning map, and development code.

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.)

This SEPA review is for a non-project action. The proposal under consideration would 1) repeal the Public Facility (PF) designation on the comprehensive plan and zoning maps for public school-owned properties, 2) establish the previous zoning designations, 3) update comprehensive plan designations, and 4) revise development code for consistency with the map changes.

The proposed changes would:

- Affect 61 public school-owned properties.
- Zone properties with the same classification they had immediately before the adoption of the 2016 Comprehensive Growth Management Plan when they were reclassified as PF.
- Apply a comprehensive plan designation consistent with the proposed zoning.
- Amend CCC 40.230.090 Public Facilities to remove schools.
- Amend several use tables in CCC 40.210-010 through 40.250.110 to remove public facility-related footnotes on school 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.

This proposal will impact six school districts and 61 school owned-properties within Clark County: 8 properties owned by the Battle Ground School District, 18 properties owned by the Evergreen School District, 6 properties owned by the Hockinson School District, 1 property owned by the La Center School District, 1 property owned by the Ridgefield School District, and 27 properties owned by the Vancouver School District. A map showing the location of each property is available upon request.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

Not applicable, this is a non-project action. The properties in the proposal are located across unincorporated Clark County and are comprised of a variety of topographic land forms and gradients.

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

Not applicable, this is a non-project action.

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.

Not applicable, this is a non-project action. Generally, soils in Clark County are of the Sauvie-Puyallup, Hillsboro-Gee-Odne, Hillsboro-Dollar-Cove, Lauren-Sifton-Wind River, Cinebar-Yacolt, Olympic-Kinney, Hesson-Olequa, and Hesson-Olympic associations. They range from fine to coarse and from poorly- to well-drained.

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

Not applicable, this is a non-project action. Unstable soils may exist in the vicinity of the properties in the proposal. Subsequent site plans or applications for future development will be prepared and submitted for review and approval

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, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

None, this is a non-project action.

2. Air

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

None, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a 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.**

Not applicable, this is a non-project action. Generally, there is a network of surface bodies of water throughout Clark County.

- 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.**

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action. There are properties in this proposal that include floodplains (i.e. 275259000 and 185950000). Subsequent site plans or applications for future development will be prepared and submitted for floodplain review and approval for compliance with applicable ordinances and code sections.

- 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, this is a non-project action.

b. Ground Water:

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

No, this is a non-project action.

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

None, this is a non-project action.

c. Water Runoff (including storm water):

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

No, this is a non-project action.

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

Not applicable, this is a 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

Not applicable, this is a non-project action. Generally, a variety of vegetative zones are located throughout Clark County.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action.

5. Animals

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

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

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

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

Not applicable, this is a non-project action. Generally, there are a wide variety of birds and animals throughout Clark County.

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

Not applicable, this is a non-project action.

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

Not applicable, this is a non-project action. Generally, migration routes do cross parts of Clark County.

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

Not applicable, this is a non-project action.

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

None, this is a 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.**

None, this is a non-project action.

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

No, this is a 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, this is a non-project action.

7. Environmental Health

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

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

Not applicable, this is a 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.**

Not applicable, this is a 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, this is a non-project action.

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

Not applicable, this is a non-project action.

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

None, this is a 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, this is a 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, this is a non-project action.

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

Not applicable, this is a 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 current land use designation of the properties affected by the proposal is public facility (PF). Current uses of the properties vary and include educational, school administration, and/or recreational uses. Adjacent land uses vary. The proposal will affect property zoning and comprehensive plan designation on public school owned properties and will not affect land uses on nearby or adjacent non-public school owned 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?**

Not applicable, this is a non-project action. The proposal does not impact working farmlands or forest lands. No agricultural or forest land of long-term commercial significance will be converted to other uses as a result of this proposal. Property 197415000 has split zoning where part of the parcel is currently zoned AG-20 and the other part is zoned PF. Only the PF portion of this parcel will be impacted by this proposal.

Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The proposal will not affect surrounding working farm or forest farms.

- c. **Describe any structures on the site.**

Not applicable, this is a non-project action. Generally, there are school-related facilities and structures on several of the properties in this proposal.

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

No, this is a non-project action.

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

The current zoning classification of the parcels affected by this proposal is public facility (PF).

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

The current comprehensive plan designation of the parcels affected by this proposal is public facility (PF).

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

Some of the properties in this proposal have at least a portion within the shoreline master program jurisdiction (i.e. 275259000 and 185950000 with shoreline designations of rural conservancy residential and urban conservancy, respectively). Subsequent site plans or applications for future development on properties with shoreline jurisdiction will be prepared and submitted for shoreline review.

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

Some of the properties affected by the proposal do include critical areas. Subsequent site plans or applications for future development will be prepared and submitted for critical areas review and approval for compliance with applicable ordinances and code sections.

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

None, this is a non-project action.

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

None, this is a non-project action.

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

None, this is a non-project action.

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

No measures are proposed. This proposal is reversing zoning classifications to the classification in place prior to adoption of the 2016 Comprehensive Growth Management Plan. This proposal is compatible with existing and projected land uses and plans.

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

None, this proposal will not impact agricultural and forest lands of long-term commercial significance.

9. Housing

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

None, this is a non-project action.

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

None, this is a non-project action.

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

None, this is a 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?

Not applicable, this is a non-project action.

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

None, this is a non-project action.

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

None, this is a 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, this is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?**

No, this is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal?**

None, this is a non-project action.

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

None, this is a non-project action.

12. Recreation

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

There are a variety of formal and informal recreational facilities on and near public school properties in Clark County.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

No, this is a 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, this is a 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.**

Not applicable, this is a non-project action. Subsequent site plans or applications for future development will be prepared and submitted for review as needed.

- 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.

Not applicable, this is a non-project action. Subsequent site plans or applications for future development will be prepared and submitted for critical areas review and approval for compliance with applicable ordinances and code sections.

- 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.**

None, this is a 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, this 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.**

Not applicable, this is a non-project action.

- 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?**

Not applicable, this is a non-project action.

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

This proposal will not impact parking, as it is a 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, this is a 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.**

No, this is a 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?**

This proposal will not impact vehicular trips per day as it is a 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.**

No, this is a non-project action.

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

None, this is a 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.**

This is a non-project action and the proposal will not result in an increase need for public services.

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

None, this is a 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.**

Not applicable, this is a 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, this is a 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: Jenna Kay
Position and Agency/Organization: Planner II, Clark County
Date Submitted: May 15, 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?**

Adoption of this proposal would not have a direct impact on water discharges, air emissions, production, storage, or release of toxic or hazardous substances, or production of noise. Subsequent site plans or applications for future development will be prepared and submitted for review and approval for compliance with applicable ordinances and code sections.

Proposed measures to avoid or reduce such increases are:

None planned.

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

The proposal is not expected to affect plants, animals, fish or marine life. Subsequent site plans or applications for future development will be prepared and submitted for review and approval.

Proposed measures to avoid or reduce such increases are:

None planned.

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

The proposal is not expected to deplete energy or natural resources. Subsequent site plans or applications for future development will be prepared and submitted for review and approval.

Proposed measures to avoid or reduce such increases are:

None planned.

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 proposal is not expected to impact environmentally sensitive areas or areas designated for governmental protection. Subsequent site plans or applications for future development will be prepared and submitted for review and approval for compliance with applicable ordinances and code sections including habitat, wetlands, historic/archaeology, etc.

Proposed measures to avoid or reduce such increases are:

None planned.

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?

Comprehensive plan and zoning designation changes are part of this proposal. The zoning designations are being reversed to the designation prior to the adoption of the 2016 Comprehensive Growth Management Plan. These changes are not expected to allow or encourage land or shoreline uses incompatible with existing plans. Subsequent site plans or applications for future development will be prepared and submitted for review and approval.

Proposed measures to avoid or reduce such increases are:

None planned.

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

This proposal is not expected to directly increase demands on transportation, public services, and utilities. Subsequent site plans or applications for future development will be prepared and submitted for review and approval.

Proposed measures to avoid or reduce such increases are:

None planned.

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

The proposal is consistent with local, state, and federal laws and requirements for the protection of the environment and does not propose a conflict with these statutes.