



## **DETERMINATION OF NON-SIGNIFICANCE**

**Description of Proposal:** Clark County is proposing to amend the Clark County Comprehensive Growth Management Plan 2015-2035 and zoning map to remove the Urban Holding Overlay near the I-5/NE179th St. interchange, amend the transportation 20-year Capital Facilities Plan, and update the traffic impact fees. The proposed amendment is a non-project action. Project ID: CPZ2019-00031 and CPZ2019-00017, respectively.

**Proponent:** Clark County Community Planning

**Location of proposal, including street address, if any:** I-5/ NE 179<sup>th</sup> St. area.

**Lead Agency:** Clark County, Washington

This proposed amendment is a non-project action. CPZ2019-00017 is a proposed amendment to the Clark County transportation 20-year Capital Facilities Plan and associated traffic impact fees. CPZ2019-00031 is a proposed map amendment to remove the Urban Holding Overlay from the Comprehensive Growth Management Plan 2015-2035 (2016 Plan) and zoning maps. The two proposals are directly related to each other due to the identified lack of transportation capacity to serve future urban development in the urban holding area. The amendments to the Capital Facilities Plan and associated traffic impact fees satisfy the requirements to remove the Urban Holding Overlay. The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment for CPZ2019-00017 and CPZ2019-00031.

The land designated under urban holding was evaluated in 2007 during the Comprehensive Growth Management Plan 2004-2024 (2007 Plan) update. At that time, the Vancouver Urban Growth Area was expanded to include the properties designated with an Urban Holding Overlay. A Final Environmental Impact Analysis (FEIS) was completed in 2007 that covered all of unincorporated Clark County within a "maximum study area" (MSA). The 2016 Plan periodic update did not amend the Vancouver Urban Growth Area previously studied in 2007. Due to the lack of growth in the county since the 2007 Plan was adopted, the county relied on the 2007 FEIS and provided a supplemental analysis for the 2016 Plan update, pursuant to WAC 197-11-620.

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. This is a non-project action per WAC197-11-704(2)(b). Adoption by ordinance of the amendments by the Clark County Council is expected in February 2020. Individual project actions that may occur following these amendments are subject to applicable project level environmental review under Title 40, Clark County Unified Development Code.

Comments must be submitted by: October 1, 2019

**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:** 8-29-19 **Signature:** Oliver Orjiako

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

For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).



**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:

CPZ2019-00017- Clark County 20-year Capital Facilities Plan amendment and Traffic Impact Fees and CPZ2019-00031- I-5/NE179th St. Area Urban Holding Overlay

2. Name of applicant:

Clark County Community Planning

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:

August 29, 2019

5. Agency requesting checklist:

Clark County, WA

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

The Planning Commission hearing is scheduled for October 3, 2019. The Clark County Council hearing is scheduled for November 12, 2019. If approved by Clark County Council the effective date to remove the Urban Holding Overlay, update the 20-year Capital Facilities Plan (CFP) and associated Traffic Impact Fee (TIF) rates is February 28, 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. The proposal is a non-project action. Any future amendments of the 20-year transportation Capital Facilities Plan or Traffic Impact Fees will be required to conduct an environmental review and issue a SEPA threshold determination at that time. There is no further activity connected to removing the Urban Holding Overlays.

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

The proposal to remove the Urban Holding Overlays is located within the Vancouver Urban Growth Area.

In 2007, Clark County adopted the Comprehensive Growth Management Plan 2004-2024 (2007 Plan). The approval of the 2007 Plan expanded the Vancouver Urban Growth Area in the Mt. Vista Traffic Impact Fee District.

A Final Environmental Impact Analysis (FEIS) was issued in 2007 that addressed the Vancouver UGA expansion of 4,062 acres. The proposal for removing the Urban Holding Overlays (CPZ2019-00031) is a subset of the 2007 Vancouver UGA expansion. The 2007 FEIS addressed the environmental impacts of the Vancouver UGA developing at urban densities based on the new urban land use designations.

On April 27, 2016, Clark County issued its Final Supplemental Environmental Impact Statement (FSEIS) on the 2016 Comprehensive Growth Management Plan 2015-2035 (2016 Plan). The Vancouver UGA did not expand in the 2016 Plan update. The FSEIS updated baseline information provided in the 2007 FEIS and documented changes in impacts, if any. One of the documented changes in the FSEIS was amending zoning designations in the Discovery/Fairgrounds and Salmon Creek/University District planning areas.

The Discovery/Fairgrounds planning effort recognized the environmental constraints in the area and recommended changing most of the Industrial (ML) zoning to Business Park uses (an area of approximately 1,100 acres). The new zoning designations allow for more environmentally compatible site design while allowing for more jobs per acre.

The Salmon Creek/University District planning effort of approximately 465 acres recommended changing urban low density residential to accommodate a mix of uses. The FSEIS noted that the moderate impacts to adjacent land would be mitigated on a project by project basis consistent with the Washington State University Master Plan and City of Vancouver's vision for future development.

The removal of the Urban Holding Overlay would apply the underlying urban zoning that was addressed in the 2016 FSEIS.

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.

Yes. Although this is a non-project action, the removal of the Urban Holding Overlay requires the critical links and intersections improvements to be reasonably funded in the 6-year Transportation Improvement Program (TIP). In order to deem the critical links and intersection improvements reasonably funded, several Council decisions are required, including:

- Approving 4 Developer Agreements,
- Approving the 6-year Transportation Improvement Program 2020-2025,
- Amending the 20-year Capital Facilities Plan,
- Updating Traffic Impact Fees, and
- Approving the 2020 budget.

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

Yes. Although this is a non-project action, Clark County Council approval is required to remove the Urban Holding Overlay and deem the critical links and intersection improvements reasonably funded.

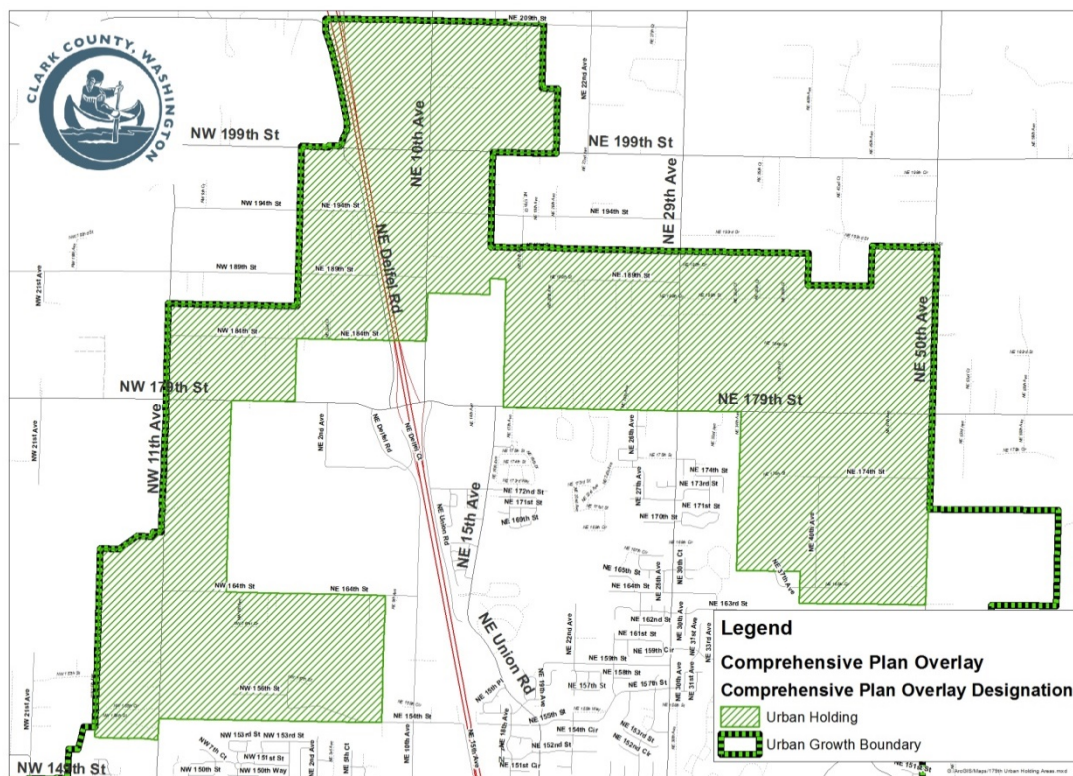
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

CPZ2019-00017 and CPZ2019-00031 are non-project actions that are reviewed and evaluated together due to their relationship.

CPZ2019-00017 - Clark County 20-year Capital Facilities Plan amendment and Traffic Impact Fees will add, amend, and delete certain transportation projects in the 20-year Capital Facilities Plan. Clark County collects traffic impact fees from new developments based on the developments' projected impact on the transportation system. Proceeds from the program are used to fund capital improvements that accommodate growth, improve safety, and provide additional capacity to the transportation system. Amending the Capital Facilities Plan and the capital improvements that accommodate growth will adjust the traffic impact fee rates.

CPZ2019-00031- I-5/NE179th St. Area Urban Holding Overlay will remove the land use plan and zoning overlays from approximately 2,200 acres. Removing the Urban Holding Overlays will allow the land to develop according to the underlying urban zoning.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.



This non-project action area removes the Urban Holding Overlay on 570 assessor parcels. The area is generally bounded by NW 18<sup>th</sup> Ave. on the west, NE 209<sup>th</sup> St. to the north, NE 50<sup>th</sup> Ave. to the east, and NE 154<sup>th</sup> St. to the south.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site:  
(circle one): Flat, rolling, hilly, steep slopes, mountainous,  
other \_\_\_\_\_

This is a non-project action. This Urban Holding Overlay area includes terrain ranging from flat, rolling, hilly and steep slopes.

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

This is a non-project action. The steepest slope in the Urban Holding Overlay area is in the slope class that includes slopes between 40 – 100 percent as shown in [Figure 7 Slopes Map](#), Comprehensive Growth Management Plan 2015-2035.

- 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.

This is a non-project action. General types of soil in this area include CvA, GeB, HcB, HoB, HoC, HoG, OdB, SIB, SID. A description of the soil types is as follows:

CvA – Hydric soil - poor forest soils and poor agricultural soils  
GeB – Non-Hydric soil – prime forest soil; prime agricultural soil  
HcB – Non-Hydric soil – prime forest soil; prime agricultural soil  
HoB- Non-Hydric soil – prime forest soil; prime agricultural soil  
HoC- Non-Hydric soil-prime forest soil; good agricultural soil  
HoG -Non-Hydric soil-prime forest soil; poor agricultural soil  
OdB – Hydric soil – fair to poor forest soils; fair agricultural soils  
SIB – Non-Hydric – good forest soils; prime agricultural soils  
SID – Non-Hydric – good forest soils; good agricultural soils

For a complete description of the soil types; see the [Soil Survey of Clark County, Washington](#)

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



This is a non-project action. However, certain areas include potential instability as indicated in [Figure 8 Land Slide Hazard Map](#), Comprehensive Growth Management Plan 2015-2035.

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

This is a non-project action. No development is anticipated as part of this application. Individual project actions that may occur following these amendments are subject to applicable project level environmental review under Title 40, Clark County Unified Development Code.

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

This is a non-project action. There is no erosion occurring related to this non-project action. Future impacts are project based and will be evaluated on a project-by-project basis as required in Title 40, Clark County Unified Development Code.

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

This is a non-project action.

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

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process as required in Title 40, Clark County Unified Development Code.

## 2. Air

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

Non-project action proposed. No emissions will result from this proposal. At the time of development, protection of air quality is regulated through federal and state regulations during construction, operation, and maintenance when development is completed. The 2016 Plan recognizes the importance of maintaining good air quality and contains policies in the Transportation, Economic Development, and Environmental Elements to



mitigate impacts to air quality. Future project actions are required to comply with Title 40, Clark County Unified Development Code.

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

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

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

Non-project action proposed. No proposed measures to reduce or control emissions are necessary. Site-specific measures and any mitigation measures, if needed, will be developed during the development review process as required by Title 40, Clark County Unified Development Code.

### **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.

This is a non-project action. This area includes the following creeks: Gee Creek, unnamed tributary of Mill Creek, Packard Creek, and Whipple Creek. These creeks drain into the Columbia River.

- 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. 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.

This is a non-project action and not applicable to this proposal. Development standards in Subtitle 40.4 Critical Areas and Shorelines regulate filling and dredging material of surface water and wetlands and other applicable standards in Title 40, Clark County Unified Development Code.

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

None, 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.

This is a non-project action. There are no known flood plains within the Urban Holding Overlay area as shown in [Figure 5 Major Floodplains](#), Comprehensive Growth Management Plan, 2015-2035.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

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

**b. Ground Water:**

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

This is a non-project action. The area described above is located within the Clark Public Utilities service boundary for urban water.

- 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.

This is a non-project action. The area described above is located within the Clark Regional Wastewater District service area for urban sewer service.

**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.

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.386 Storm water and Erosion Control, and other applicable standards in Title 40, Clark County Unified Development Code.

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

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.410 Critical Aquifer Recharge Areas and Chapter 40.386 Storm water and Erosion Control, and other applicable standards in Title 40, Clark County Unified Development Code.

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

This is a non-project action. Future development projects will be required to address storm water runoff identified in CCC Chapter 40.410 Critical Aquifer Recharge Areas and Chapter 40.386 Storm water and Erosion Control and other applicable standards in Title 40, Clark County Unified Development Code.

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

This is a non-project action. Site-specific measures and any mitigation measures will be developed during the development review process required in Title 40, Clark County Unified Development Code.

#### 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.

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

This is a non-project action. Future development projects within the Urban Holding Overlay area will require a development review under Title 40, Clark County Unified Development Code.

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

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;**

This is a non-project action. Site-specific measures and any mitigation measures, if needed, will be developed during the development review process as required by Title 40, Clark County Unified Development Code.

**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: Winter Steelhead

Not applicable. This is a non-project action.

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

This is a non-project action. Development projects will require a development review that will identify any birds and animals which have been observed on or near the site as required by Title 40, Clark County Unified Development Code.

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

This is a non-project action. Clark County is part of the Pacific flyway migration route.

- 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.

Not applicable. 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.

Not applicable. This is a non-project action.

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

Not applicable. 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:

Not applicable. 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.

None, this is a non-project action.

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

This is a non-project action; not applicable.

- 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.

- 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.

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

Not applicable.

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

Not applicable.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Not applicable.

- 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.

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

Not applicable.

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.

This is a non-project action. The Urban Holding Overlay area is primary rural in character with single family homes on acreage, an elementary school, religious facilities, and rural commercial nodes at NE 179<sup>th</sup> St./Delfel Rd. and NE 199<sup>th</sup> St./NE 10<sup>th</sup> Ave.

- 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 Urban Holding Overlay and associated property was included in expansion of the Vancouver Urban Growth Area in 2007.

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

Not applicable, this is a non-project action.

- c. Describe any structures on the site.

Not applicable, this is a non-project action.

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

No structures will be demolished as a result of this non-project action.

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

The Urban Holding Overlay area includes the following current underlying zoning classifications: Single Family Residential (R1-6); (R1-7.5); (R1-10); (R1-20); Multi-Family



Residential (R-12); Office Residential (OR-22); Mixed Use (MX), Business Park (BP); Light Industrial (IL); and Community Commercial (CC).

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

The Urban Holding Overlay area includes the following underlying comprehensive plan designations: Urban Low Density Residential, Urban Medium Density Residential, Mixed Use, Industrial, Commercial, and Park/Open Space.

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

There is no current Shoreline Master Program designation within the Urban Holding Overlay area.

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

This is a non-project action. The Urban Holding Overlay area contains hydric soils, landslide area, priority habitat, riparian habitat and wetlands.

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

Unknown.

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

None.

- 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:

None, non-project action.

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

None, non-project Action.

## 9. Housing

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

Some areas are zoned for mixed use, low density and medium density housing. The number of units is unknown at this time.

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

No housing units would be eliminated as a result of this non-project action.

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

None, non-project action.

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

None, non-project action.

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

None, non-project action.

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

None, non-project action.

## 11. Light and Glare

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

None, non-project action.

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

None, non-project action.

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

None, non-project action.

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

None, non-project action.

## 12. Recreation

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

None, non-project action. The Clark County Fairgrounds and the Fairgrounds Community Park are adjacent to the Urban Holding Overlay area.

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

None, non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None, non-project action.

## 13. Historic and Cultural Preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

Yes, this non-project action includes 183 buildings that are over 45 years old. None of these properties are currently listed in national, state or local preservation registers. See Exhibit 1 for a list of assessor parcel numbers.

- 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.

Clark County's Archaeological Predictive Model indicates that the subject area includes High and Moderate-High predictive model indicators. Development projects will require a development review that will identify any landmarks, features, or other evidence of Indian or historic use of occupation which have been observed on or near the site as required by Title 40, Clark County Unified Development Code.

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

Geographic Information System (GIS), Archaeological Predictive Model, Historic Site.

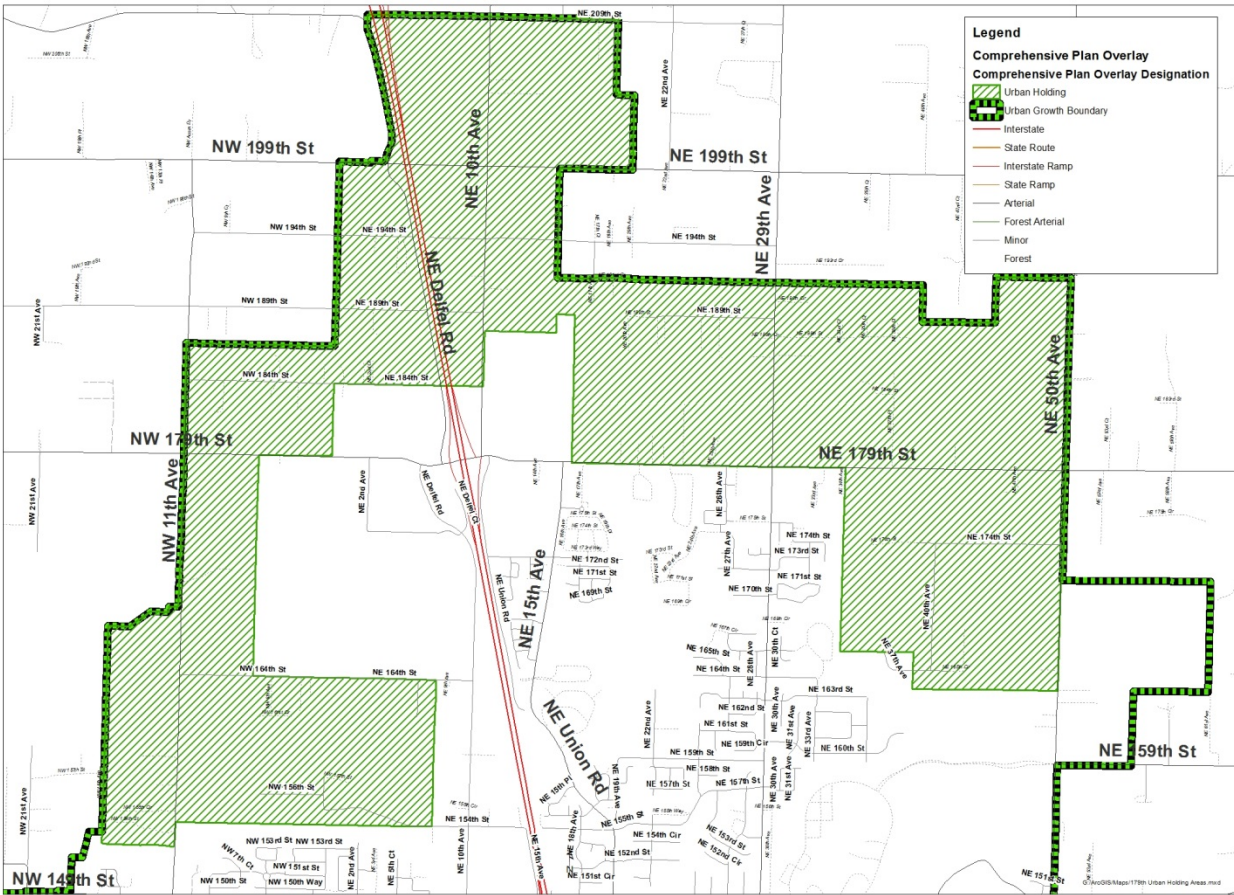
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

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

#### **14. Transportation**

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

This is a non-project action. The Urban Holding Overlay area is served by Interstate 5 and many public streets as shown on the following map:



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

The site of the proposal and affected area is not served by public transit. However, CTRAN does provide limited special event shuttles to/from the Clark County Fairgrounds adjacent to the Urban Holding Overlay area.

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

The non-project action would not create additional parking spaces. Any additional parking spaces and their impacts will be evaluated at the time of the development application process.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

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

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

No, non-project action.

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

The proposal for lifting the Urban Holding Overlay would allow more intense urban development to occur. An average of 76,000 daily trips is forecasted upon full buildout of the Urban Holding Overlay area. The forecasted trips were estimated using Clark County's Vacant Buildable Lands Model and applying trip generation rates to the housing and job forecasts.

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

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

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

The 2016 Plan Procedural Guidelines chapter, page 272 identifies the criteria necessary to be met in order to remove the Urban Holding Overlay. The Vancouver UGA West Fairgrounds and East Fairgrounds area states that the "determination that the completion of localized critical links and intersection improvements are reasonably funded as shown on the county 6-year Transportation Improvement Plan or through developer agreement."

Clark County has identified \$66.5 million of transportation projects that are necessary to remove the Urban Holding Overlay. The Clark County Council is scheduled to make several funding decisions that have to be concurrently approved with the removal of the Urban Holding Overlay in order to reasonably fund the \$66.5 Million transportation projects. The funding decisions include 1) an updated Capital Facilities Plan that will add projects to the 20-year project list that benefit the urban holding area by improving safety and mobility, 2) an increase in the Mt. Vista Traffic Impact Fee, 3) approving 4 Developer

Agreements, 5) approve the 2020 budget to include a dedication of REET 2 funding, and 6) approve the 6-year Transportation Improvement Program 2020-2025.

#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.

None, non-project action. The Urban Holding Overlay area is rural in nature. As developments occur, an increase in all public services will be required.

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

None, non-project action.

#### 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.


None, non-project action. The Urban Holding Overlay area is rural in nature and includes electricity, some public water/wells, septic systems, and telephone.

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

None, non-project action. As development occurs, urban services will be provided.

#### 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: Matt Hermen  
Position and Agency/Organization Planner III, Clark County Public Works  
Date Submitted: August 29, 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?

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. The area will see the construction of new transportation improvements and an increase in public services such as water, sewer, fire, schools and law enforcement. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

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

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code protecting critical and habitat areas.

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

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

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

The removal of the Urban Holding Overlay will open up approximately 2,200 for urban development. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with

development standards in Title 40, Clark County Unified Development Code such as protecting wetlands, historic, critical and habitat areas.

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?

There are no shorelines uses in this area. Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with development standards in Title 40, Clark County Unified Development Code.

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

Future development will be urban in nature and more intensive than the rural development that currently exists. An average of 76,000 daily trips is forecasted upon full buildout of the Urban Holding Overlay area. In order to accommodate additional trips, several transportation projects are necessary to be constructed in order to maintain concurrency. Clark County has identified \$66.5 million of transportation projects that are necessary to remove the Urban Holding Overlay. The Clark County Council is scheduled to make several funding decisions that have to be concurrently approved with the removal of the Urban Holding Overlay in order to reasonably fund the \$66.5 Million transportation projects.

Water and Sewer service are also necessary to serve future urban development. Clark Public Utilities District and the Clark Regional Wastewater District have demonstrated in their Capital Facilities Plans that capacity is present to serve the urban development.

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

Future development will be urban in nature and more intensive than the rural development that currently exists. All future development will have to comply with federal, state, and county development standards in Title 40, Clark County Unified Development Code such as protecting wetlands, historic, critical and habitat areas.

**EXHIBIT 1**  
**Parcels with structures over 45-year old**

181520000	117765070	117428000	181704000	181252000
181235000	181218000	117117000	182178000	181672000
181440000	181445000	185504000	181498000	604445000
181517000	116820000	181693000	117360000	181275000
179414005	181482000	116641000	179153000	117765060
181443000	181453000	117765080	185483000	181305000
181705000	116567000	181700000	117390000	181263000
181267000	184959000	181581000	181251000	181505000
179380000	117740000	116635000	117123000	184957000
179100000	181685000	181476005	185487000	116683000
117150000	116815000	181695005	117063000	182204000
117170000	116610000	179350000	182165000	986033531
182201000	181193000	182170000	181500000	603200000
181203000	117730000	181741000	116642000	179166000
117090000	117121000	181701000	600499000	179168000
117765090	181223000	182155000	610925000	181513000
181448000	116600000	185468000	181236000	181277000
181442000	185531000	179151000	181708000	181496000
181186000	181460000	117430000	181763000	181492000
181675000	117461005	181458000	182185000	117767002
181202000	181689000	181472000	601465000	181284000
181454000	116960000	181471000	602363000	185028005
185543000	117765085	182138000	605054000	117515000
116810000	117147000	179354000	603791000	181719000
181518000	185412000	179352000	179143000	181731000
182167000	185451000	604263000	117060000	181272000
117440000	181449000	117461000	116901000	181245000
116892000	181444010	179152000	116710000	
116640000	179094000	185533000	181710000	
181217000	117425000	182156000	181729000	
116590000	117145000	185426000	181709000	
181735000	116913000	181490000	185500000	
181687000	185427000	604679000	185503000	
117160000	182381000	117370000	181285000	
116675000	181224000	117750000	606955000	
117765095	116912000	179147000	602524000	
116930000	181244000	181494000	601684000	
182157000	117142000	116630000	181509000	
184957005	117140000	181234000	181711000	