WAC 197-11-960 Environmental **checklist.**

ENVIRONMENTAL CHECKLIST

Purpose of checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:
   139th Street North – Annual Review

2. Name of applicant: E2 Land Use Planning Services, LLC
3. Address and phone number of applicant and contact person:

   E2 Land Use Planning Services, LLC

   1014 Franklin St., # 204

   Vancouver, WA 98660

   Contact: Eric Eisemann – 360-750-0038

4. Date checklist prepared: January 28, 2008
5. Agency requesting checklist: Clark County, WA – Community Development Department
6. Proposed timing or schedule (including phasing, if applicable):

   Comprehensive Plan Amendment and rezone proposed for County review in 2008.

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

   No site-specific development proposal is involved with this request. Future development of any of the parcels involved in this comprehensive plan amendment and zone change will be subject to further SEPA analysis.

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

- Salmon Creek Interchange Project Environmental Assessment; Final Wetlands Biology Discipline Report, April 2007, prepared by HDR Engineering, Inc.
- I-5/I-205 North Corridor Strategy Report: Summary Report, Final, February 2001, prepared by Parson Brinkerhoff.

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.

Construction of the Salmon Creek Interchange Project by Clark County and the WSDOT may require additional governmental permits.

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

Amending the Clark County Comprehensive Plan map and rezoning the properties will require Type IV Annual Review by the Clark County Planning Commission and Board of Clark County Commissioners.

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 independent owners of five (5) properties (185672, 185700, 185726, 185727, and 185796) propose to change the comprehensive plan and zoning map designations on their properties from 8.12 acres of UM/R-18 land and 12.98 acres of ML/ML land to General Commercial/CH. No site-specific development plan is proposed at this time. In addition, the owner of Property #185759 (11.90 acres), Mobile Retreat LLC, seeks to correct the ML/UM 'split zone' situation to allow them to continue to operate the existing mobile home park consistent with a UM/R-18 designation.

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

The properties are located east of NE 10th Avenue, north of NE 139th Street, and south of NE 143rd Street within the Vancouver UGA. The properties are more particularly described in the table below.

Name	ACC #	Legal	Comp Plan	Ac	Site Address (Vancouver)
Meyer Clan LLC	185672-000	#19 SEC 23 T3N R1EWM	ML	2.95	13914 NE 16th Ave.
T & J Meyer LLC	185700-000	#54 SEC 23 T3N R1EWM	UM	5.75	14002 NE 16th Ave.
Hag, LLC	185726-000	#82 SEC 23 T3N R1EWM	UM	2.37	14019 NE 10th Ave.
DeWitt Properties LLC	185727-000	#83 SEC 23 T1N R1EWM	ML	7.08	1309 NE 10th Ave.
Meyer, Thomas F. & Jean L.	185796-000	#152 SEC 23 T3N R1EWM	ML	2.95	none
Mobile Retreat LLC	185759-000	#91, 115 & 190 SEC 23 T3N R1EWM	ML & UM	5.95 of 11.90	1308 NE Knowles Dr.
			Total	27.05	

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

b. What is the steepest slope on the site (approximate percent slope)? 0% - 5% = 92% of the site. 5% - 10% = 8% of the site.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
CvA, 28%; GeD, 20%; GeB, 52%. Non-hydric soils, 72% of the site.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
None known.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
The Comprehensive Plan amendment and rezone do involve any site disturbance. No fill or grading is proposed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The Comprehensive Plan amendment and rezone do involve any site disturbance. This proposal does not propose clearing or construction and therefore, no erosion will occur.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
The Comprehensive Plan amendment and rezone do involve any site construction activity and, per se, will not create additional impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
The Comprehensive Plan amendment and rezone do involve any site disturbance. No impacts to the earth are anticipated as a direct result of this proposal.

a. **Air**

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
The Comprehensive Plan amendment and rezone do involve any site disturbance or construction activity. Therefore, no emissions will occur because of this proposal.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site emissions or odor that may affect this proposal to amend the Comprehensive Plan and zoning map.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
The Comprehensive Plan amendment and rezone will not directly generate impacts to the air. Therefore, no additional measures are proposed to reduce or control emissions.

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.

An unnamed small intermittent ditch parallels the north side of the NE 139th right-of-way. The ditch eventually flows through a culvert and under the Interstate highway into Rockwell Creek.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

The Comprehensive Plan amendment and rezone do involve any site disturbance. No direct impacts to waterways or buffers will occur as a direct result of approval of this application.

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

The Comprehensive Plan amendment and rezone do involve any site disturbance. Approval of the plan amendment will not result in the placement or removal of fill or dredge material from surface waters or wetlands.

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

The proposal will not require any surface water withdrawals.

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

The land subject to the comprehensive plan amendment does not lie within a 100-year floodplain.

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 will not result in the discharge of any waster materials to surface waters.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

The proposed action is an amendment to the Comprehensive Plan and will not lead to the withdrawal of ground water or discharge into ground waters.

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

The proposed action is an amendment to the Comprehensive Plan. The entire area has access to public sanitary sewer. The proposed action will not discharge waster materials into the ground.

c. Water runoff (including stormwater):

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

The proposed action is an amendment to the Comprehensive Plan. Run-off from future development, regardless of the underlying zoning, will be subject to County regulation and oversight.

In general, water will continue to flow as it currently does. Run-off from the developed properties abutting NE 10th Avenue will move toward NE 10th Avenue. Run-off from the interior of the site drains towards an historic berm and ditch system that abuts the northern edge of NE 139th Street. The ditch parallels the north side of NE 139th Street until it intercepts a ditch along NE 16th Avenue. Surface water moves off-site into the main culvert that runs under I-5 and I-205 towards Rockwell Creek.

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

The amendment to the Comprehensive Plan will not generate waste materials; therefore, no waste materials will enter ground or surface waters.

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

The amendment to the Comprehensive Plan will not increase impervious surface are on the site. Future development of the site will be governed by the Clark County stormwater regulations and best management practices and will be subject to evaluation under SEPA.

4. **Plants**

a. Check or circle types of vegetation found on the site:

	deciduous tree: alder, maple, aspen, other
X	evergreen tree: fir, cedar, pine, other
X	shrubs
X	grass
	pasture
X	crop or grain (hay)
	wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
	water plants: water lily, eelgrass, milfoil, other
X	other types of vegetation (ornamentals and urban plantings)

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

The amendment to the Comprehensive Plan will not result in the direct removal of any vegetation.

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

Historically the area has been farmed and there are no threatened or endangered species known to be on-site. The "Salmon Creek Interchange Project Environmental Assessment, page 20, prepared for the WSDOT, identified a state threatened dense sedge (Carex densa) in the wetlands south of the proposed NE 139th St right-of-way.

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

The amendment to the Comprehensive Plan will not result in soil disturbance or construction. The properties will continue to be used until development is proposed. At that future date, landscaping proposed will be consistent with County regulations then in effect.

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:

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

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

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

b. List any threatened or endangered species known to be on or near the site.
There are no threatened or endangered animal species on or near the site.

c. Is the site part of a migration route? If so, explain. The site is not part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any: The amendment to the Comprehensive Plan does not include any measures preserve or enhance wildlife.

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.

The proposed amendment to the Comprehensive Plan will not directly place any demand on energy resources. Vacant areas will remain vacant until development is proposed and existing uses will remain unchanged.

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

The amendment to the Comprehensive Plan will not directly generate new construction and, therefore, will not affect the potential use of solar energy by adjacent properties.

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:

This proposal to amend the Comprehensive Plan will not place a direct demand on energy consumption. No energy conservation features are proposed as par of this plan amendment proposal.

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.

This proposal to amend the Comprehensive Plan does not include any proposal for site work or development activity. Consequently, there are no foreseeable environmental hazards that might result from approval of this proposal.

1) Describe special emergency services that might be required.

This is a proposal to amend the Comprehensive Plan to allow the continuation of an existing multi-family use and to up-zone property from multi-family and light industrial to highway commercial use. No additional emergency services are anticipated until future development occurs.

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

This is a proposal to amend the Comprehensive Plan. There are no new environmental health hazards on site. No new measures are proposed to reduce or control environmental health hazards.

b. **Noise**

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The property is in an urbanized area adjacent to Interstate 5. The new Salmon Creek Interchange project will realign the freeway interchange, add a new southbound on-ramp near the property, and result in the construction of an arterial street on the southern boundary of the site.

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.
This is a proposal to amend the Comprehensive Plan that will not generate a short-term change in the type and level of noise in the area. Future site development, whether under current or posed zoning will generate noise levels consistent with the uses allowed under the Comprehensive Plan and development code.

3) Proposed measures to reduce or control noise impacts, if any:
There are no proposed measures to reduce or control noise since such measures are neither required nor needed at the Comprehensive Plan amendment stage.

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties?
The property lies within the Vancouver Urban Growth Boundary and the Three Creeks Special Planning Area. Adjacent uses include Commercial, medium density residential, light industrial and Interstate highway.

- Property #185759, Mobile Retreat, LLC, is 11.90 acres and is a fully developed manufactured home park.
- Property # 185726, 2.37 acres, contains one single-family residence.
- Property # 185727, 7.08 acres, is the site of DeWitt Construction Company and one single-family residence.
- Property # 185672, 2.95 acres, is the site of the Mt. View Veterinary Hospital.
- Property #185700, 5.75 acres, contains one single-family dwelling.
- Property # 185796, 2.95 acres, is vacant and in agricultural use.

b. Has the site been used for agriculture? If so, describe.
Yes. Historically the entire area was used for agriculture. Currently, property # 185796 is in agricultural use, primary hay and grass production.

c. Describe any structures on the site.

- Property #185759, is 11.90 acres and is a fully developed manufactured home park.
- Property # 185726, 2.37 acres, contains one single-family residence.
- Property # 185727, 7.08 acres, contains one single-family dwelling and is the site of DeWitt Construction Company.
- Property #185700, 5.75 acres, contains one single-family dwelling.
- Property #185796, 2.95 acres, is vacant.
- Property # 185672, 2.95 acres, is the site of the Mt. View Veterinary Hospital.

d. Will any structures be demolished? If so, what?
Approval of this Comprehensive Plan amendment will not result in the demolition of any structures.

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

- Property #185759, 11.90 acres, is split-zoned UM-18 and ML.
- Property # 185726, 2.37 acres, is zoned R-18.
- Property # 185727, 7.08 acres, is zoned ML.
- Property #185700, 5.75 acres, is zoned R-18.
- Property #185796, 2.95 acres, is zoned ML.
- Property # 185672, 2.95 acres, is zoned ML.

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

- Property #185759, 11.90 acres, is designated UM and ML.
- Property # 185726, 2.37 acres, is designated UM.
- Property # 185727, 7.08 acres, is designated ML.
- Property #185700, 5.75 acres, is designated UM.
- Property #185796, 2.95 acres, is designated ML.
- Property # 185672, 2.95 acres, is designated ML.

g. If applicable, what is the current shoreline master program designation of the site?
The properties do not fall within the jurisdiction of the Shoreline Management Act.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
Clark County indicates that there are no mapping indicators for Priority Habitat and Species, Areas or Buffers. Properties #185700, 185796 and 185672 contain NWI mapped wetlands.

i. Approximately how many people would reside or work in the completed project?
The proposal to amend the Comprehensive Plan does not include a specific development proposal. The existing single-family uses will remain for the foreseeable future.

j. Approximately how many people would the completed project displace?
The proposal to amend the Comprehensive Plan will not displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any:
The proposal to amend the Comprehensive Plan will not displace any people; therefore, avoidance measures are not necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is to amend the Comprehensive Plan. If approved, the new plan designation and zoning will be consistent with the Comprehensive Plan.

9. **Housing**

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The proposal is to amend the Comprehensive Plan. Changing the Comprehensive Plan designation from ML to UM on property #185759 will ensure that the existing mobile home park can continue to operate as a low-middle income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
Changing the Comprehensive Plan designation on 8.13 acres of UM land will not result in the elimination of any existing housing units.

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

There are no direct impacts on existing housing, therefore, no measures to reduce or control impacts are required.

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 structures are proposed. Any future buildings must comply with County height regulations.

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

The proposal to amend the Comprehensive Plan will not result in the alteration or obstruction of any views in the immediate vicinity.

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

No measures are needed to reduce or control aesthetic impacts because any development occurring on site will be subject to county regulations.

11. **Light and glare**

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

The proposal to amend the Comprehensive Plan will not generate light or glare.

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

No development project is proposed, therefore, light or glare will not be generated.

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

The area is part of the Vancouver Urban Growth area and is heavily developed. Light and glare from existing commercial development will not affect the proposal to amend the Comprehensive Plan.

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

No measures are proposed to reduce light and glare impacts since no light and glare impacts are anticipated because of this amendment to change the Comprehensive Plan.

12. **Recreation**

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

There are no designated or informal recreation opportunities on the site or within ¼ mile of the site.

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:

The proposal to amend the Comprehensive Plan will not affect recreational opportunities in the area, therefore, no measures to reduce or control impacts on recreation are proposed or needed.

13. **Historic and cultural preservation**

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

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

There are no places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site, therefore, no mitigation measures are proposed.

14. **Transportation**

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

Interstate-5 lies east of the site. NE 139th Street to the south is a proposed urban collector. NE 10th Avenue is an urban collector. NE 143rd Street on the north is a local street. Primary access will be onto NE 10th Avenue to the west and NE 16th Avenue to the east. The Salmon Creek Interchange Project will construct NE 139th Street but will prohibit access.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is currently not served by public transit. However, an element of the Salmon Creek Interchange Project involves the relocation of a C-Tran Park and Ride Facility to the area immediately southwest of the project site, at the intersection of NE 136th Street and NE 10th Avenue.

c. How many parking spaces would the completed project have? How many would the project eliminate?

The proposal to amend the Comprehensive Plan will neither create nor eliminate parking spaces. That level of detail will not be known until the sites further develop.

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

The Comprehensive Plan amendment will not require construction of new roads and streets. Future development of the site may result in a public or private internal circulation system. The Salmon Creek Interchange Project will make significant changes to NE 10th Avenue, NE 16th Avenue, NE 139th Street and NE 136th Street..

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

The project will not use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Existing uses on the site (3 single-family residences, a construction company and a veterinary hospital), generate 117 peak PM hour trips. The proposed GC/CH commercial zoning, under the most intense use scenario (ITE code #820, Shopping Center), could generate 573 new primary and diverted peak hour PM trips. Using County VBLM data which provides a generalized assessment of critical areas on site, the proposal could generate 70 new primary and diverted peak hour PM trips.

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

The Comprehensive Plan amendment and zone change, in and of itself, will not generate any additional traffic. Future on-site development, regardless of the zoning, must address transportation system impacts at time of land use application. However, several activities are planned or foreseeable that could alleviate future concerns about transportation impacts. Beginning in 2010, the Salmon Creek Interchange Project will make significant improvements to NE 139th Street, NE 10th Avenue, and the Interstate interchange. C-Tran will build a transit center immediately south of the site, across NE 139th Street, which may reduce demand on local intersections and the freeway interchange. WSDOT will prohibit access onto new NE 319th Street, eliminating congestion caused by turning movements along an arterial street. The subject properties, at time of development will be able to create an internal cross circulation system, funneling traffic west onto NE 10th Avenue and south onto NE 16th Avenue.

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.

Changing the Comprehensive Plan designations from UM to CG will reduce the burden on schools by removing 8.12 acres of UM land from the residential buildable lands inventory. Correcting the split-zoning error will change 5.95 acres from ML to UM. However, correcting the split-zoning issue will not have any significant adverse impact on school since the mobile home park is built-out. The area is planned for urban level development.

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

The only measurable impact on public services will be to the transportation system. Access will be prohibited onto NE 139th Street between I-5 and NE 10th Avenue. The Salmon Creek Interchange Project will make improvements to NE 16th Avenue and NE 10th Avenue, NE 136th Street, and NE 139th Street. A transit facility will be constructed at the intersection of NE 10th Avenue and NE 136th Street.

16. **Utilities**

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

All urban services are available at on adjacent to each property subject to this request. Septic systems will not be allowed in this urban area.

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

Construction is not proposed as part of this Comprehensive Plan amendment. The project area is served by the Vancouver School District (schools), Fire District No. 6 (fire protection), Clark Regional Sewer District (sanitary sewer), and Clark Public Utilities (electricity and water).

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: _____

Date Submitted: January 31, 2008

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project 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 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 proposal is to amend the Clark County Comprehensive Plan as follows:

- Correct a split-zone error by changing 5.95 acres of ML lands to UM lands;
- Change 8.12 acres of UM land to General Commercial/Commercial Highway; and
- Change 12.98 acres of ML land to General Commercial/Commercial Highway.

Because the 5.95 acres of ML land is a developed mobile home park, no development is anticipated. Therefore, with respect to the split-zoned land, the proposal will not increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise.

Changing 8.12 acres of UM land to GC/CH zoning could theoretically increase impervious surfaces and generate additional noises related to commercial activity, such as, traffic noises. An increase of commercial uses might also increase the risk of discharges to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise – to the extent allowed under Clark County code.

Changing 12.98 acres of ML land to a GC/CH designation should have a positive effect upon discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The ML zoning district allows more manufacturing and distribution uses than does the GC/CH designation. By limiting the type and size of manufacturing uses, there could be a net decrease in discharges to water, emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The proposal will not create new significant adverse effects upon air and water quality.

Proposed measures to avoid or reduce such increases are:

Urban development in this area is subject to local, state and federal regulations relating to stormwater management, water quality, clean air standards and toxic and/or hazardous materials. All future development activity will be required to comply with County, state and federal regulations in effect at the time of land use application.

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

There are no known threatened or endangered animals, fish or marine life on the subject properties. A dense sedge, *Carex densa*, grows south of the subject lands.

The properties subject to this request are fully developed, under-utilized or vacant. The properties are within the Vancouver Urban Growth Area and the Clark County Comprehensive Plan currently anticipates that the properties therein will fully develop to urban levels of intensity. The statement is true regardless of whether the current zoning remains in place or whether different

or more intense uses are allowed. In other words, the current County Comprehensive Plan anticipates that plants, animals, fish, or marine life could be impacted by urban levels of development. Changing the Comprehensive Plan designation from Light Industrial to Highway Commercial on partially developed urban lands will not generate significant new adverse impacts to plants, animals, fish, or wildlife.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
Urban development in this area is subject to local, state and federal regulations relating to plants, animals, fish and marine life. All future development activity will be required to comply with County, state and federal regulations in effect at the time of land use application. Clark County, in adopting its Comprehensive Plan, has determined that impacts to plants, animals, fish and marine life can be adequately mitigated by compliance with the County Comprehensive Plan and development code.

3. How would the proposal be likely to deplete energy or natural resources?
The lands subject to this request are not classified as Natural Resource lands. The properties are within the Vancouver Urban Growth Area and the Clark County Comprehensive Plan currently anticipates that the properties therein will fully develop to urban levels of intensity. Urban development places a burden on energy resources. The proposal will not create a significant adverse effect on energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:
The subject properties lie directly adjacent to the proposed Salmon Creek Park and Ride facility. New uses, whether commercial or industrial can make use of these future transit facilities, thereby decreasing demand on energy resources. New development, in whatever form, will be required to comply with County building codes.

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 only on-the ground issues pertinent to these concerns are the NWI mapped wetland and the presence of a *Carex densa* , a state threatened species, found south of the subject properties. The subject properties are within the Vancouver Urban Growth Area and the Clark County Comprehensive Plan currently anticipates that the properties therein will fully develop to urban levels of intensity. Multi-family housing, commercial development and light industrial development might affect wetlands and this listed plant. Changing the Comprehensive Plan will not change this analysis or potential outcome.

Proposed measures to protect such resources or to avoid or reduce impacts are:
At the time of land use application for development activity, Clark County will require a wetland determination and delineation and mitigation plan, if necessary. County regulations regarding impacts to wetlands and wetland buffers will apply. Application of County wetland regulatory measures to these indeterminate wetlands will determine how much land is developable. This is true whether the Comprehensive Plan is changed, as proposed, or not. Compliance with County and state regulations relating to wetlands and wetland buffers will protect the affected wetlands and buffers to the extent the law deems reasonable.

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?

None of the subject lands fall under the jurisdiction of the Shoreline Management Act. This proposal is to amend the Clark County Comprehensive Plan. If the Clark Board of County Commissioners approves the request, the plan will be amended and this proposal will be consistent with the adopted Comprehensive Plan.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No additional measures are needed or proposed to avoid r reduce shoreline and land use impacts.

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

Existing uses on the site (3 single-family residences, a construction company and a veterinary hospital), generate 117 peak PM hour trips. The proposed GC/CH commercial zoning, under the most intense use scenario (ITE code #820, Shopping Center), could generate 573 new primary and diverted peak hour PM trips. Using County VBLM data which provides a generalized assessment of critical areas on site, the proposal could generate 70 new primary and diverted peak hour PM trips.

The proposal is unlikely to increase demand on public services or utilities as the area is fully served by public services and utilities.

Proposed measures to reduce or respond to such demand(s) are:

Clark County agreed to use the applicant's trip generation analysis to transportation system impacts. The study will be done prior to a decision being made on this Comprehensive Plan amendment and zone change. Potential measures to reduce transportation impacts include access to the proposed transit facility to be built across NE 139th Street, transportation demand management strategies, reduction of buildable lands due to wetland constraints, limitations on the type of retail use allowed, and adoption of a development agreement between the property owners and Clark County.

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

Amending the Comprehensive Plan to change land use designation, as proposed herein, will be done consistent with local and state law. There are no known conflicts with federal laws or requirements relating to protection of the environment.