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COMMUNITY PLANNING

Today's Date:	May 21, 2015
File Name:	Traffic Impact Fee (TIF) Program Update
File Number:	18176
Publication Date:	May 27, 2015
Comment Deadline Date:	June 10, 2015
Project Manager:	Matt Hermen

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the determination within fourteen (14) days of the DNS publication date. The lead agency will not act on this proposal until the close of the 14-day comment period.

Please address any correspondence to:

Clark County Community Planning

RE: SEPA Comments

P.O. Box 9810

Vancouver, WA 98660-9810

Or e-mail: commplanning@clark.wa.gov

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Utilities & Transportation Commission	geckhard@utc.wa.gov
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Truman N.A.	trumanneighborhood@gmail.com
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Other Interested Parties:	
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Vancouver Housing Authority	tdrawz@vhausa.com
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Fire Protection District #5	dave.vial@nwrwc.org
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WAC 197-11-970 Determination of nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal: Traffic Impact Fee (TIF) Program Update

Proponent: Clark County

Location of proposal, including street address, if any: Unincorporated Clark County

Lead agency: Clark County

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.

There is no comment period for this DNS.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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 10, 2015.

Responsible official: Oliver Orjiako

Position/title: Clark County Director of Community Planning

Phone: 360-397-2280

Address: P.O. Box 9810 Vancouver, WA 98666

Date: May 21, 2014

Signature

Oliver Orjiako

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

*Amend Traffic Impact Fee (TIF) Technical Program Document and Clark County Code
Subtitle 40.6 to update TIF district boundaries and implement new TIF rate calculations.*

1. Name of proposed project, if applicable:
Traffic Impact Fee (TIF) Program Update

2. Name of applicant:

Clark County

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

*Matt Hermen; Planner III
Clark County Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 extension 4343*

4. Date checklist prepared:

May 13, 2015

5. Agency requesting checklist:

Clark County, WA

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

If approved by the Clark County Board of Commissioners, the changes in the arterial atlas would become effective on July 21, 2015.

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

No, as 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.

No, as 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.

No, I do not as this is a non-project action

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

None, this is a non-project action.

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.)

Amend Traffic Impact Fee (TIF) Technical Program Document and Clark County Code Subtitle 40.6 to update TIF district boundaries and implement new TIF rate calculations.

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 TIF program update applies to the entire unincorporated Clark County.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other Not Applicable

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

Not applicable.

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.

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

Not applicable.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and 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 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.

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

None are proposed as part of this non-project action.

3. Water

a. Surface Water:

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.

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.

None

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

None.

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

None.

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

Not applicable. This is a non-project action.

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.

No.

b. Ground Water:

1) Will groundwater 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.

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

Not applicable.

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.

Not applicable. This is a non-project action.

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

Not applicable.

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

Not applicable.

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

No mitigation measures are proposed as part of this non-project action.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

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

None as part of this non-project action.

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this 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 as part of this non-project action

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

None as part of this non-project action

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None as part of this 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 as part of this non-project action

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

None as part of this 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.

None as part of this non-project action

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

b. Noise

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

None as part of this 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.

None as part of this non-project action

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

None as part of this 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.

None as part of this non-project action

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?

None as part of this non-project action

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:

None as part of this non-project action

c. Describe any structures on the site.

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None as part of this non-project action

9. Housing

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

10. Aesthetics

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

11. Light and glare

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

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

None as part of this non-project action

12. Recreation

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

None as part of this non-project action

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

None as part of this 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 as part of this 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 located on or near the site? If so, specifically describe.

None as part of this non-project action

- 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.

None as part of this non-project action

- 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 as part of this non-project action

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

None as part of this non-project action

14. Transportation

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

None as part of this 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?

None as part of this 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?

None as part of this 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).

None as part of this 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.

None as part of this 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 nonpassenger vehicles). What data or transportation models were used to make these estimates?

None as part of this 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.

None as part of this non-project action

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

None as part of this non-project action

15. Public services

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

None as part of this non-project action

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

None as part of this non-project action

16. Utilities

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

None as part of this 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.

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

This non-project action proposes only to update the Traffic Impact Fee Technical Program Document and amend CCC 40.6. The non-project action will have no affect on energy or natural resources.

Proposed measures to protect or conserve energy and natural resources are:

No measures are proposed to conserve energy and natural resources because the non-project action lacks affects to these resources.

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

This non-project action proposes only to update the Traffic Impact Fee Technical Program Document and amend CCC 40.6. The non-project action will have no affect on environmentally sensitive areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No measures are proposed to conserve energy and natural resources because the non-project action lacks affects to environmentally sensitive 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?

This proposed non-project action will have no affect on land and shoreline use.

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

None

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

There will be no anticipated increase demand on transportation or public facilities.

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

Non proposed as this is a non-project action.

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 will comply with applicable local, state, and federal laws.