



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
WETLAND AND HABITAT REVIEW

Notice of Optional SEPA Determination of Non-Significance (DNS)

Rev 6.12.19

Working together. Securing your safety. Protecting your investment.

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impacts on the environment, and that an environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). Written comments on the SEPA DNS may be submitted to the Responsible Official by July 2, 2020.

Case number: SLR-2020-00023
Project name: 10th Avenue Offsite Grading
Applicant: PLS Engineering
Location: 16102 NE 10th Avenue

Project Description: Site grading for future development.

Further information can be obtained by contacting Brent Davis, Program Manager, 564.397.4152 or brent.davis@clark.wa.gov. SEPA documents and other project information can also be found on Clark County's website: www.clark.wa.gov/community-development/wetland-and-habitat-review.

RESPONSIBLE OFFICIAL: Dan Young, director

Date of this notice: June 18, 2020

Closing date for public comments: July 2, 2020 – fifteen days from notice

Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date above will be considered before the likely DNS is final. This notice is to inform potentially interested parties about the application and invite written comments regarding any concerns.

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail: Attn: Kristi Mollman
Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

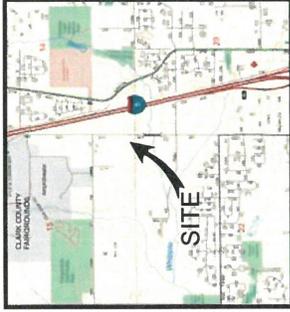
An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Appeal

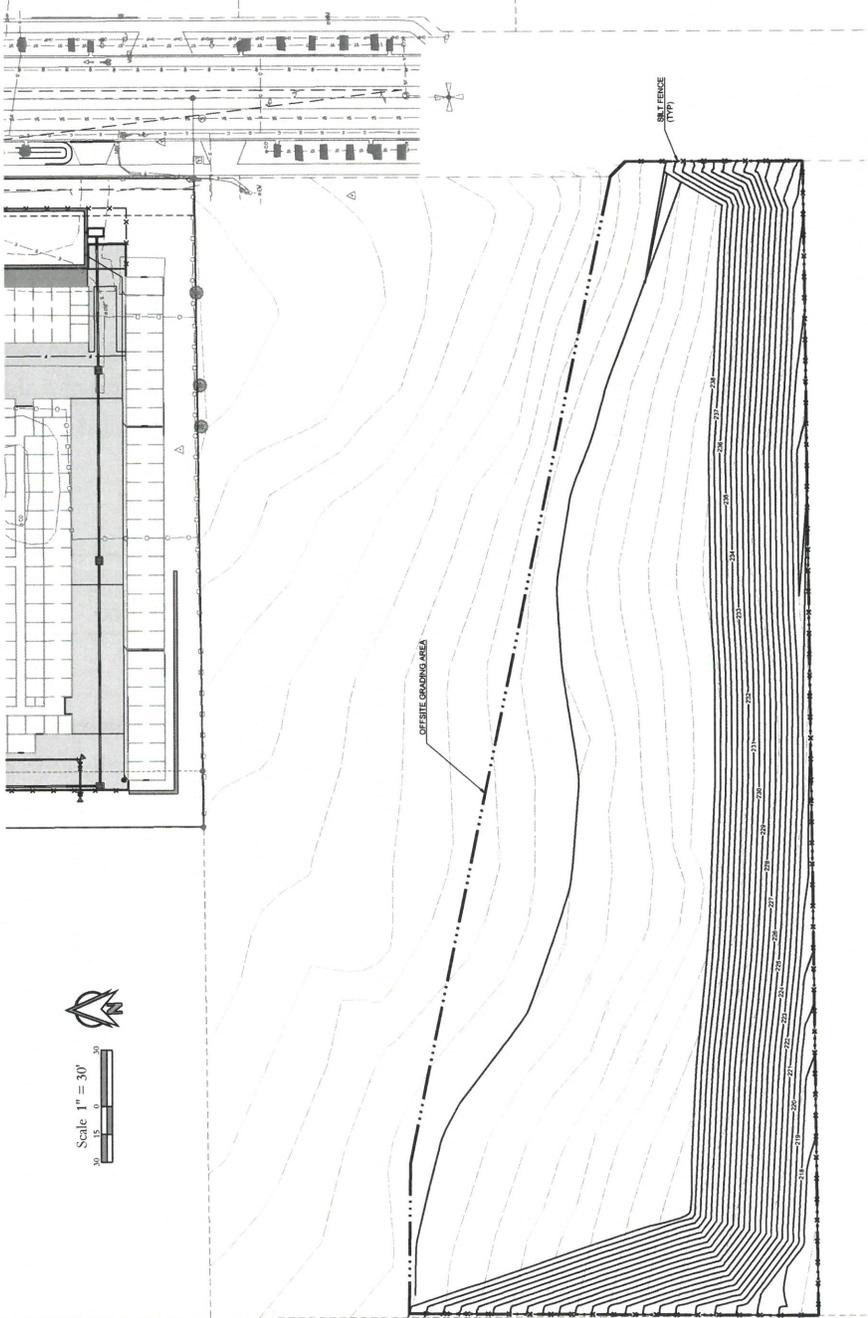
Under the optional DNS process in WAC 197-11-355 and the procedures in WAC 197-11-680(3)(a)(vii), any appeal of this determination must be submitted to Community Development by 3 PM on July 8, 2020.

10th Avenue - Grading Permit

Located in the SE 1/4 of Section 15, Township 3N, Range 1E, W.M.,
in Clark County, Washington, Parcel Number 182189000



VICINITY MAP
NOT TO SCALE



UNDISTURBED VOLUMES	
CUT	0 CY
FILL	17,046 CY

PROJECT NOTES

APPLICANT:
More Space Storage LLC
Contact: Jeff Carpenter
Mukilteo, WA 98275
Phone: (800) 510-3287
E-mail: Jeff@morespacesstorage.com

OWNER:

Nick and Stacie Beck
182189000
Phippsfield, WA 98242

PROJECT CONTACT:

PLS Engineering
Trevi Johnson, PE
604 W. Evergreen Blvd.
Phippsfield, WA 98242
PH: (360) 844-6519
Fax: (360) 844-6539
Email: trevi@plsengineering.com

SITE LOCATION:

182189000
Phippsfield, WA 98275
Parcel Number 182189000

PRESENT USE:

1 single-family residence

SITE AREA:

204,298 square feet (4.69 acre)

ENVIRONMENTAL / CRITICAL AREAS:
There are no water courses, no known wildlife habitat or vegetation, no designated shoreland areas, and no slopes generally to the southeast at the site, running through the center of the present estate. There are no known unstable slopes or landslide hazards.

Boundary data shown on the plan was prepared by Minster, Glaser, Surveying.

SEPTIC AND WELLS

There is a Septic System on site that will be replaced with a new system. There are no known wells on the site.

10th Avenue - Offsite Grading

Offsite Grading Plan For:
A Site Located in Clark County, Washington

Revisions

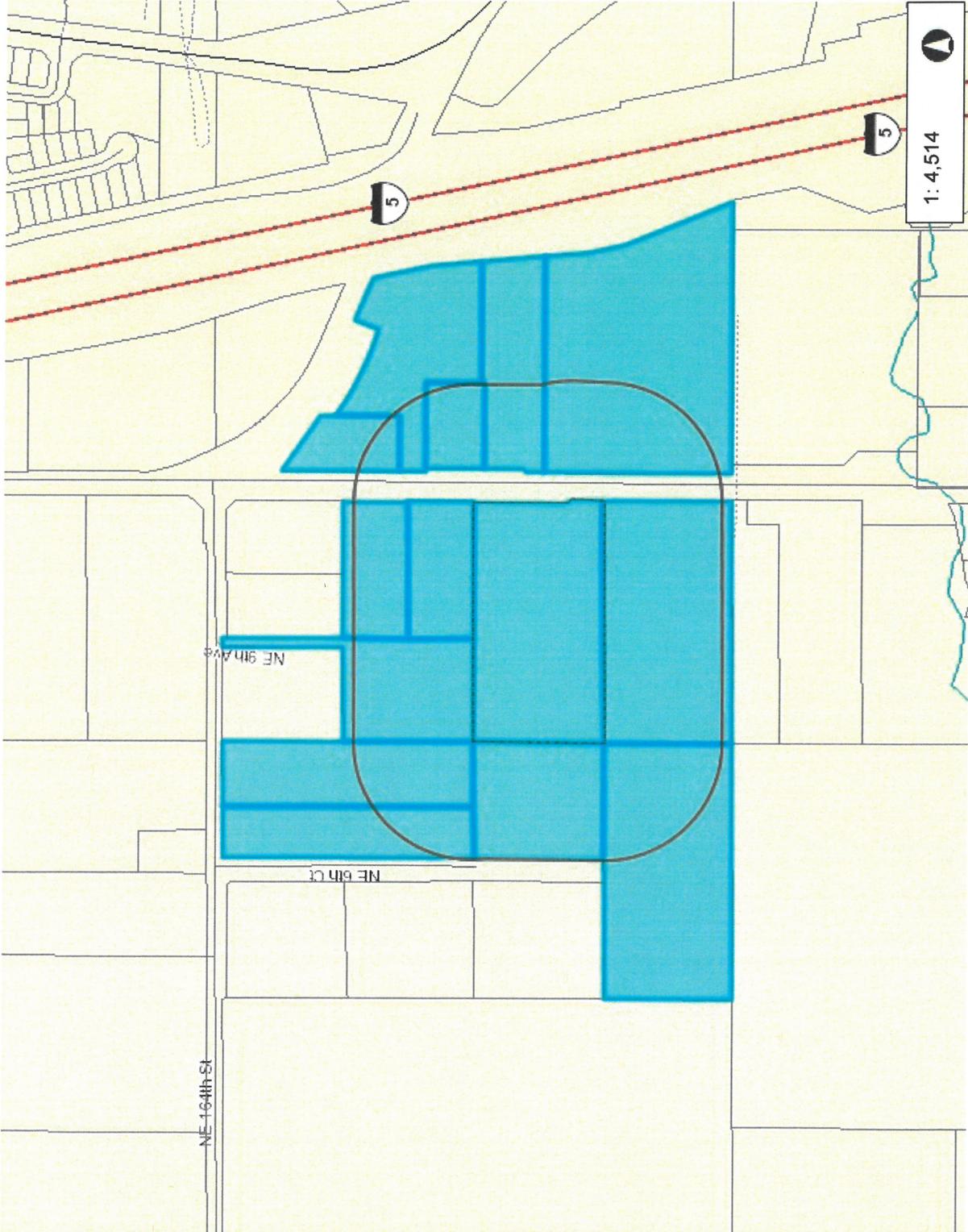


Project No. 2972
Scale: 1" = 30'
Prepared by: TJS
Checked by: TJS
Reviewed by: TJS

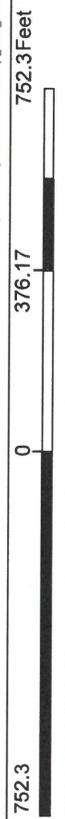
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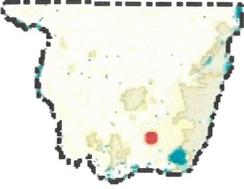
10th Avenue Offsite Grading 300' List



1: 4,514



WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



- Legend**
- Taxlots
 - Cities Boundaries
 - Urban Growth Boundaries

Notes:
Parcels within 300 foot radius of the project.

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

SEPA Environmental Checklist

Washington Administrative Code (WAC) 197-11-960

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, 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 significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. 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 do not know the answer, or if a question does not apply to your proposal, write “do not know” or “does not apply.”

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the Clark County Permit Center for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is “does not apply.” In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project 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.

Revised 9/1/11



Community Development
1300 Franklin Street, Vancouver, Washington
Phone: (360) 397-2375 Fax: (360) 397-2011
www.clark.wa.gov/development



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov

A. Background

1. Name of proposed project, if applicable:

10th Avenue Offsite Grading

2. Name of applicant:

Jeff Carpenter

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

*407 4th Street
Mukilteo, WA 98275
360-510-3287*

4. Date checklist prepared:

May 3, 2020

5. Agency requesting checklist:

Clark County

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

*Earliest start of development is 6/25/2020 with an estimated completion date of 8/30/21.
There is no proposed phasing.*

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

No, not at this time.

8. List any environmental information that has been or will be prepared related to this proposal.

SEPA Checklist & Archaeological Predetermination

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.

None known.

10. List any government approvals or permits needed for your proposal:

- *Clark County Health District review and approval of the Grading Plan*

11. Give a brief, complete description of your proposal, including the proposed uses and size of the project and site. There are several questions addressed later in this checklist asking 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.)

Site acreage is approximately 4.69 acres. The applicant is proposing grading on approximately 2.39 acres.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, section, township, and range. If this proposal occurs over a wide area, please provide the range or boundaries of the site. Also, give a legal description, site plan, vicinity map, and topographic map. You are required to submit any plans required by the agency, but not required to submit duplicate maps or plans submitted with permit applications related to this checklist.

Clark County GIS information identifies the parcel in the SE 1/4 of Section 15, Township 3 North, Range 1 East of the Willamette Meridian. The site is located at the address 16102 NE 10th Avenue, Ridgefield, WA 98642. The site is identified as parcel numbers 182189000 per Clark County assessor records. See the Grading Plan for vicinity map, and topographical data.

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 and the approximate percentage of the slope?

Approximately 95% of slopes onsite are less than 15%, with the steepest slope being approximately 25%.

- c. What general types of soils are found on the site (e.g., clay, sand, gravel, peat, muck)? Please specify the classification of agricultural soils and note any prime farmland.

57.1% of the site is Gee Silt Loam with the remainder being Hillsboro Loam.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.
There are no known surface indications or history of unstable soils in the immediate area.
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

Grading activities will consist of placement of approximately 17,045 cy of fill. Fill material will come from construction activities at an adjacent parcel (parcel numbers 182142015 and 182142010).

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

Standard erosion control measures will be followed during construction on the site. A final erosion control plan will be reviewed and approved by Clark County Public Works prior to construction on the site. A copy of that final erosion control plan will be on file with the final construction plans with Clark County Public Works.

- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

0%.

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

Proposed measures to reduce and control erosion include providing an erosion control plan for review and approval prior to starting construction on the site and following the conditions of the approved drainage and erosion control plan during all phases of grading.

2. Air

- a. What types of emissions to the air would result from this proposal (e.g., dust, automobile, odors, industrial wood smoke) during construction and after completion? Please describe and give approximate quantities.

Construction equipment emissions and dust on the short term. Long term effects are minimal since the graded area will be left to pasture.

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

There are no known off-site sources of emissions or odor that may affect the proposal.

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

Dust from construction can be mitigated by sprinkling the site with water during construction as needed.

3. Water

a. Surface:

- 1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into.

There are no known surface water bodies on the site. Whipple Creek is located approximately 850 ft to the south of the site.

- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.

There will be no work within 200 feet of Whipple Creek.

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

Not applicable.

- 4) Will the proposal require surface water withdrawals or diversions? Please provide description, purpose, and approximate quantities:

Not applicable.

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

The proposed project does not lie within the 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.

No, there will be no discharges of waste material to surface waters.

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Please give description, purpose, and approximate quantities.

No ground water will be withdrawn and no water will be discharged to ground water.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources; (e.g., domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the size and number of the systems, houses to be served; or, the number of animals or humans the systems are expected to serve.

No waste material is proposed to be discharged into the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water.

Stormwater runoff will follow its natural path offsite on the southeastern corner of the site.

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

Yes, if waste materials were somehow released or dumped into surface runoff flows, substances associated with the source material could enter ground or other surface waters. There is no proposal to release waste material to the ground or to surface waters.

- 3) Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

Use of approved erosion control measures during all phases of development.

4. Plants

- a. Check or circle types of vegetation found on the site
 - Deciduous tree: *alder*, maple, aspen, other; *poplar and various native fruit trees*.
 - Evergreen tree: *fir, cedar*, pine, other
 - **Shrubs**
 - **Grass**
 - **Pasture**
 - Crop or grain
 - Wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other; bentgrass, velvet grass, reed canarygrass, and slough sedge.
 - Water plants: water lily, eelgrass, milfoil, other
 - Other types of vegetation

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

All vegetation will be stripped for preparation of grading.

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

There are no known threatened or endangered species on or near the site.

- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:

No landscaping is planned for post-grading.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site:

- Birds: **hawk**, heron, eagle, **songbirds**, other;

Local birds are observed on the site and in the area.

- Mammals: **deer**, bear, elk, beaver, **other**;

Small mammals, such as mice, voles, and rabbits are located on and near the site. This site is also in an area where larger mammals, such as raccoons, opossum, and mammals indigenous to the Clark County area are sometimes located.

- Fish: bass, **salmon, trout**, herring, shellfish, other.

Whipple Creek is a Fish Bearing Creek.

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

There are no known threatened or endangered species on or near the site.

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

This site is part of the Pacific Flyway for migratory waterfowl.

- d. List proposed measures to preserve or enhance wildlife:

None.

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.

Only grading is proposed at this time.

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

No.

- 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:

None.

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, please describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

No special emergency services outside those normally expected in a light industrial area are anticipated to be required in association with the proposal.

- 2) 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 (e.g., traffic, equipment, operation, other)?

Light traffic noise from surrounding areas/roads along with typical commercial use noises. None of these will affect the proposal.

- 2) What types and levels of noise are associated with the project on a short-term or a long-term basis (e.g., traffic, construction, operation, other)? Indicate what hours the noise would come from the site.

Short term noises would include construction noises which would occur during approved hours as mandated by Clark County and Washington State. Long term noises will consist of existing activities from the existing residence.

- 3) Proposed measures to reduce or control noise impact

Construction on the site will take place during normal working hours as allowed by Clark County.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

The proposed site is currently an existing single family residence. Adjacent parcels are single family residential homes and mixed use commercial and industrial uses.

- b. Has the site been used for agriculture? If so, please describe.

The applicant has no knowledge if the site was historically used for agriculture.

- c. Describe any structures on the site.

A small residence exists on the site along with a large shed.

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

All existing structures will remain.

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

IL (Light Industrial)

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

I, Industrial

- g. What is the current shoreline master program designation of the site?

The site does not lie within the shoreline master program.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.

There are no known environmentally sensitive areas on or near the site.

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

The parcel will remain used as a single family residence.

- j. How many people would the completed project displace?

None.

- k. Please list proposed measures to avoid or reduce displacement impacts:

None.

- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:

No projected use is planned at this time. The parcel will remain as a single family dwelling.

9. Housing

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

None.

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

None.

- c. List proposed measures to reduce or control housing impacts:

Not applicable.

10. Aesthetics

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

There are no proposed structures at this time.

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

None.

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

None.

11. Light and glare

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

No additional lights are proposed.

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

No.

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

None.

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

None.

12. Recreation

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

Fairgrounds Community Park exists approximately 0.75 miles west, and Whipple Creek State Park exists approximately 1.1 miles west of the parcel.

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

No.

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

None.

13. Historic and cultural preservation

- a. Are there any places or objects on or near the site which are listed or proposed for national, state, or local preservation registers. If so, please describe.

The site has a moderate to high archaeological predictive model rating. An Archeological Predetermination has been performed yielding no findings. There are no known places or objects on or near the site which are listed or proposed for national, state, or local preservation registers.

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

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

- c. Proposed measures to reduce or control impacts:

An Archaeological Predetermination has been performed and documented by the Department of Historic Preservation (DAHP).

14. Transportation

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

The site is currently being accessed by a driveway off NE 10th Avenue. This driveway will remain as serving the existing residence.

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

The closest C-Tran bus stop is located at the southwest corner of 139th Street and 10th Avenue, 1.1 miles south of the site.

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

Not applicable.

- d. Will the proposal require new roads or streets, or improvements to existing roads or streets, not including driveways? If so, please describe and indicate whether it's public or private.

The project will not require new roads or streets or improvements to existing roads or streets.

- e. Will the project use water, rail, or air transportation? If so, please describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? Indicate when peak traffic volumes would occur.

None.

- g. Proposed measures to reduce or control transportation impacts:

None.

15. Public services

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

The project would not require an increased need for public services.

- b. Proposed measures to reduce or control direct impacts on public services:

None.

16. Utilities

- a. Circle the utilities currently available at the site: **electricity**, **natural gas**, **water**, **refuse service**, **telephone**, *sanitary sewer*, **septic system**, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on or near the site:

Existing utilities include the following:

- *Electricity: Clark Public Utilities*
- *Water: Clark Public Utilities*
- *Telephone: Qwest, Comcast*
- *Sanitary Sewer: Clark Regional Wastewater District*
- *Natural Gas: NW Natural*

D. Signature

D. 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: 5-12-20