



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2019-00006 25th Ave Subdivision – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 1.99 acres from Urban Low Density Residential Comprehensive Plan designation (UL) with single family residential (R1-6) zoning to Urban Medium Density Residential Comprehensive Plan designation (UM) with Residential (R-18) zoning.

Proponent: Cody Dickman

Location of proposal, including street address, if any: The parcel is located at 8106 NE 25th Ave, Vancouver, WA 98665.

Lead Agency: *Clark County, Washington*

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

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

Comments must be submitted by: August 9, 2019

Responsible Official: Oliver Orjiako
Position/title: Director
Address: **RE: SEPA Comments**
Clark County Community Planning
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: July 16, 2019

Signature: _____

The staff contact person and telephone number for any questions on this review is Sharon Lumbantobing, Planner II, (360) 397-2280 ext. 4909.

NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by August 9, 2019.

DESCRIPTION:

CPZ2019-00006 25th Ave Subdivision – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 1.99 acres from Urban Low Density Residential Comprehensive Plan designation (UL) with single family residential (R1-6) zoning to Urban Medium Density Residential Comprehensive Plan designation (UM) with Residential (R-18) zoning.

ACTION REQUESTED: It is requested that the County Council amend the comprehensive plan and zoning on one parcel with a total of 1.99 acres from Urban Low Density Residential Comprehensive Plan designation (UL) with single family residential (R1-6) zoning to Urban Medium Density Residential Comprehensive Plan designation (UM) with Residential (R-18) zoning.

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
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BILL TO:

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PUBLICATION DATE: July 31, 2019

PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE

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:

25th Ave Subdivision

2. Name of applicant:

Cody Dickman

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

203 E Reserve Street, Vancouver WA, 98661

Cody Dickman (360)696-4448

4. Date checklist prepared:

1/4/2018

5. Agency requesting checklist:

Clark County

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

N/A

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

Not at this time

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

An Archaeological Predetermination will be conducted by Archaeological Services of Clark County and submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP).

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:

Planning Commission Hearing

Public Hearing

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.)

Seeking to amend the Comprehensive Plan Map and Zoning Designation of this site from Urban Low Density R1-6 to Urban Medium Density R-18.

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.

Tax ID #145032-000

B. Environmental Elements

Agency use only

1. Earth

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

The site is flat with 75.9% of parcel having slopes less than 5% and 24.1% having slopes less than 10%

- b. What is the steepest slope on the site and the approximate percentage of the slope?

24.1% is <10%

- 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.

Non-Hydric/SoA

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

No unstable soils have been found on this site

- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.

No fill or grading proposed at this time.

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

At this time no clearing is proposed to take place.

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

N/a

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

N/a

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.

N/a

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

No

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

N/a

3. Water

Agency use only

- 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 mapped wetlands, habitats or other critical areas known to exist on this site

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

No

- 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.

N/A

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

N/A

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

No

- 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:

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

No direct withdrawals of groundwater are proposed.

- 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.

None

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.

Agency use only

N/A

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

No

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

N/A

4. Plants

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

- Deciduous tree: alder, maple, aspen, other
- Evergreen tree: fir, cedar, pine, other
- Shrubs
- Grass
 - Pasture
 - Crop or grain
 - 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?

Grass, shrubs, Trees

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

None at this time

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

None at this time

5. Animals

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

- Birds: hawk, heron, eagle, songbirds, other;
- Mammals: deer, bear, elk, beaver, other and,
- Fish: bass, salmon, trout, herring, shellfish, other.

Local birds, Robins, Starlings, Finches, and small mammals such as rabbit, mice, racoon, opossum, and moles have been observed at this site.

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

No known endangered species exist on the site

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

The site is located within what is commonly referred to as the Pacific Flyway. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.

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

N/A

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.

N/a

- 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:

N/A

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.

N/A

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

N/A.

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

N/A

- b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?

General Traffic

- 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.

Agency use only

N/A.

- 3) Proposed measures to reduce or control noise impacts:

N/A

8. Land and shoreline use

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

Currently the property has an existing single-family residential structure and is used as a single-family residence. Property to the south is currently under construction and is planned use will be an apartment complex. To the west is vacant land, the north is 2 acres with one single family residential home located on the property. To the east is a small cluster of single-family residential structures.

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

No

- c. Describe any structures on the site.

Currently a single story 4-bedroom ranch style home sits on the eastern most section of the property.

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

Not at this time.

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

Single Family Residential (R1-6)

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

UL

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

Does not apply

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

No

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

N/A

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

None

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

N/A

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

N/A

9. Housing

Agency use only

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

N/A

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

N/A

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

N/A

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?

To be determined

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

None

c. Proposed measures to reduce or control aesthetic impacts:

N/A

11. Light and glare

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

N/A

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

N/A

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

Unknown

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

N/A.

12. Recreation

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

None

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

Agency use only

No

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

N/A

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.

An Archaeological Predetermination has been conducted by Archaeological Services of Clark County and submitted to the Washington State Department of Archaeology and Historic Preservation (DAHP). No Archaeological resources were observed on the site.

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

None known

c. Proposed measures to reduce or control impacts:

N/A

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.

NE 78th ST/NE 25th Ave

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

Bus stop across from the property. NE 78th St. & 26th Ave C-Tran route #78

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

N/A

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.

N/A

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.

Agency use only

N/A

g. Proposed measures to reduce or control transportation impacts:

N/A

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.

No, the project currently falls within the urban growth boundary. Existing services should be adequate to serve this project.

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

To be determined

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:

Unknown at this time

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: 1/31/19

Agency use only

