

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:

CPZ2019-00004 Groth – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

ACTION REQUESTED: It is requested that the County Council amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
Community Planning
PO Box 9810
Vancouver WA 98666-9810
oliver.orjiako@clark.wa.gov

BILL TO:

Sonja Wiser, Program Assistant
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 ext. 4558
Sonja.wiser@clark.wa.gov

PUBLICATION DATE: July 31, 2019

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



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2019-00004 Groth – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 26.29 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

Proponent: Valerie Uskoski

Location of proposal, including street address, if any: The parcel number is 210776000 located at approximately NW 71st Ave and NW 304th St.

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.

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:
Groth Annual Review
2. Name of applicant:
Steve Waugh & David Groth
3. Address and phone number of applicant and contact person:
Applicant:
Steve Waugh and David Groth
112 W 11th Street Suite 250
Vancouver, WA 98660
360-903-4239

Contact:
Valerie Uskoski
1101 Broadway St #130
Vancouver, WA 98660
360-635-5223
4. Date checklist prepared:
12/6/2018
5. Agency requesting checklist:
Clark County.
6. Proposed timing or schedule (including phasing, if applicable):
Not applicable.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
No current plans but the parcel may be developed or subdivided in the future.
8. List any environmental information that has been or will be prepared related to this proposal.
None.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
No other applications are pending.
10. List any government approvals or permits needed for your proposal:
Clark County approval for rezoning the property within the Comprehensive Plan through an annual review process.
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.)

The applicant is proposing the amend Comprehensive Plan and Zoning Maps for the property. The applicant is proposing that the zone change from R-10 to R-5. The Comprehensive Plan designation will be changed from R-10 to R-5, both rural residential designations.

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.
- The site is a 26.29 acre parcel comprised of one tax lot (210776000), described as the NW 1/4 of Section 07, T4N, R1E, W.E., Clark County. While the site has no mailing address it is located north of NW 309th Street along NW 71st Ave in Ridgefield, Washington.*

B. Environmental Elements

Agency use only

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?
The steepest slope is greater than 15% in the NE corner of the site.
- 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.
Per Clark County GIS soil types are classified as Washougal gravelly Loam (WgB), Sara silt loam (SLB and SLF) and Gee silt loam (GeB).
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe.
Clark County GIS classifies a section of the northeast corner of the site as a Severe Erosion Hazard Area due to the steep slopes.
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.
None proposed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe.
Not applicable for Annual Review/rezone. If the site is developed in future , a further SEPA checklist will be provided.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?

None.

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

None.

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.

Not applicable for Annual Review/rezone.

- 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:

None proposed.

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.

No; known water bodies are over 1000 feet from the site.

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

Not applicable as no site work proposed.

- 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:

No.

- 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 ground water will be withdrawn with the rezone. The property is with the Clark Public Utilities (CPU) service district however service lines do not currently exist in the area. Future development will use water provided by CPU if service is available or water will be provided through the construction of ground water wells under the Washington State Department of Ecology regulations. Wells in the area range from approximately 25 feet below ground surface to over 300 feet below ground surface.

- 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.
Not applicable for Annual Review.

- 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:
None proposed.

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?
None proposed.
- c. List threatened or endangered species on or near the site.
None known.
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
None proposed.

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.
- b. List any threatened or endangered species known to be on or near the site. Agency use only
There are no known species on or adjacent to the site that are on the Federal or State threatened and Endangered Species list.
- c. Is the site part of a migration route? If so, please explain.
The site is within the Pacific Flyway and north of the Ridgefield National Wildlife Refuge.
- d. List proposed measures to preserve or enhance wildlife:
None proposed.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Not applicable for Annual Review/rezone.
- 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.
Not applicable for Annual Review/rezone.

- 1) Describe special emergency services that might be required.
None.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
None proposed.

b. Noise

- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)?
Noise from traffic is expected to be typical of a rural residential area.

- 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.
Not applicable for Annual Review/rezone.

Agency use only

- 3) Proposed measures to reduce or control noise impacts:
None proposed.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
The current site is vacant. The adjacent sites include low density residential properties and vacant, forested lots.
- b. Has the site been used for agriculture? If so, please describe.
The site has been used for agriculture (hay) and forestry activities.
- c. Describe any structures on the site.
There are no structures on the site.
- d. Will any structures be demolished? If so, please describe.
No.

- e. What is the current zoning classification of the site?
R-10
- f. What is the current comprehensive plan designation of the site?
R-10, Rural Lands.
- g. What is the current shoreline master program designation of the site?
None.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify.
Beyond the severe erosion hazard/landslide mapping associated with the slopes in the northeast corner, the site does not contain any known environmentally sensitive areas.
- i. How many people would reside or work in the completed project?
No people would reside or work on site after the zone change although in future it is possible that the site would be developed as low density residential.
- j. How many people would the completed project displace?
None.
- k. Please list proposed measures to avoid or reduce displacement impacts:
None proposed.
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
The Annual Review is intended to amend the Comprehensive Plan and Zoning designation so that the projected land use can be compatible with the plan and other related codes.

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing.
None proposed, although in future it is possible that the site would be developed as low density residential.
- 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:
None proposed.

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?
No structures are proposed.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts:
None proposed.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
No light or glare will be produced with this proposal.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
No – the process will not involve any site work.
- 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 Proposed.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Paradise Point State Park is approximately 4.5 miles from the site, and Lancaster Lake is within a mile.
- 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 proposed.

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.
None known.
- 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:
None proposed.

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 accessed via NW 71st Ave. No change is proposed.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not served by public transit. The nearest transit site is several miles from the site.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable. No parking spaces will be eliminated or created with this proposal.
- 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.
No roads, streets, or improvements to existing roads or streets are proposed with this proposal.
- 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.
No trips will be generated by this proposal.
- g. Proposed measures to reduce or control transportation impacts:
None proposed.

Agency use only

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.

This application will not result in an increased need for public services.

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

None proposed.

16. Utilities

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

No utilities are currently provided onsite.

- 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:

No utilities are proposed with this application.

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: Valerie Urbanski Date Submitted: 5/14/2019

D. SEPA Supplemental sheet for non-project actions

Agency use only

Instructions:

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment. When answering these questions, be aware of the extent of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable to Annual Review/rezone.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

Not applicable to Annual Review/rezone.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

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

Not applicable to Annual Review/rezone.

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

None proposed.

4. How would the proposal use or affect environmentally sensitive areas or those 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?

Other than steep slopes in the NE corner of the site, no environmentally sensitive areas exist on site.

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

None proposed

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?

The proposal is to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). These are similar land uses from a Comprehensive Plan perspective. No site work is proposed with the Annual Review application although Rural-5 is potentially a more intensive land use than R-10 as higher residential density is permitted within this zone (typically 5AC lots instead of 10AC). Both are Rural lands so have inherently low density. The proposal is intending to amend the zoning so that it is more compatible with surrounding properties close to the site. No shorelines exist on site.

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

Agency use only

The Annual Review process is essentially a process amending the plan governing land use on the site. The process does not create significant impacts to land use and therefore warrants approval.

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

The proposal is intending to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). As mentioned previously, R-5 is potentially a more intensive land use than R-10 as higher residential density is permitted. If the zoning is amended and the site is built out, there will be minor impacts to the transportation and utility systems, although impact studies will be provided at the time of development application, as required by the Code.

Proposed measures to reduce or respond to such demand(s) are:
Appropriate studies will be performed as required, when future development of the site is proposed.

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

The proposal is intending to amend the Comprehensive Plan and Zoning Maps from Rural 10 (R-10) to Rural 5 (R-5). This is an amendment of the Plan governing land use on the site. The narrative attached to this proposal details how the proposal conforms with local state and federal laws and requirements for the protection of the environment.

