

## Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a **Determination of Non-Significance** (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. **Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal.** No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

**Date of this notice: November 15, 2016**

**Closing date for public comments: November 30, 2016**

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

**Project Name:** Rodeo Acres Short Plat

**Case Number:** PLD2016-00021; SEP2016-00049; HAB2016-00071

**Request:** The applicant requests approval to short plat an existing 14.15 acre parcel zoned R-5, into two (2) 6.8 acre parcels.

**Location:** 106 SE 283<sup>rd</sup> Avenue

**Applicant:** Geoff Schumacher  
106 SE 283<sup>rd</sup> Avenue

**Revised 7/9/13**



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

Camas, WA 98607  
Phone: (503) 807-8694  
Email: [geoffschumacher@yahoo.com](mailto:geoffschumacher@yahoo.com)

**Contact Person:** MacKay Sposito  
Erin Toman, contact  
1325 SE Tech Center Drive, Suite 140  
Vancouver, WA 98683  
Phone: (360) 823-1335  
Email: [etoman@mackaysposito.com](mailto:etoman@mackaysposito.com)

**Property Owner:** Sean Gayner  
106 SE 283<sup>rd</sup> Avenue  
Camas, WA 98607  
Phone: (971) 570-3777  
Email: [sgayner82@gamil.com](mailto:sgayner82@gamil.com)

**Comp Plan Designation:** R

**Parcel number(s):** 178416-000

**Legal description of property:** #39 SEC 36 T2NR3EWM 14.15A

**Neighborhood Contact:** Neighborhood Associations Council of Clark County (NACCC)

Doug Ballou, Chair  
Phone: (360) 573-3314  
Email: [dougallou@comast.net](mailto:dougallou@comast.net)

Art Stubbs, Vice Chair  
Phone: (360) 882-1104  
Email: [sisxplus8@aol.com](mailto:sisxplus8@aol.com)

**Staff Contact:** Amy Wooten, Project Planner  
Phone: (360) 397-2375 ext. 5683  
Email: [amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov)

### Applicable code sections

Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrence), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer & Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

**Application Filing date:** October 5, 2016  
**Fully Complete date:** October 26, 2016

### Public Comment

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

**Public Comment Deadline:** November 30, 2016

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

**Mail:** Attn: Amy Wooten, Project Planner  
Department of 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.

**Email:** amy.wooten@clark.wa.gov

### SEPA Options

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance:** The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS - Mitigated Determination of Non-Significance:** The impacts can be addressed through conditions of approval, or;
- **DNS - Determination of Non-Significance:** The impacts can be addressed by applying the Clark County Code.

**Responsible Official:** Marty Snell, Community Development Director

### Timelines and Process

Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

### Community Development Web site - [www.clark.wa.gov/development](http://www.clark.wa.gov/development)

- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas

- Applications and handouts for each type of land use permit

## Appeals

The responsible official's decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a "Party of Record." To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the *Appeals* handout for more information and fees.

## SEPA Appeal

A **procedural SEPA appeal** is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A **substantive SEPA appeal** is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A **procedural or substantive appeal** must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

## Attachments

- Proposed project site/land division plan
- Map of property owners receiving notice

**Distribution**

This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

- Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division
- Tribes: Cowlitz Indian Tribe  
Yakama Nation  
Chinook Tribe
- State Agencies: Department of Natural Resources (S.W. Region)  
Department of Ecology  
Department of Fish and Wildlife  
Department of Transportation
- Regional Agencies: Fort Vancouver Regional Library  
Southwest Clean Air Agency  
Vancouver-Clark Parks & Recreation
- Local Agencies: Clark County Community Development  
Land Use Review  
Fire Marshal's Office  
Clark County Public Health  
Clark County Public Works  
Development Engineering  
Transportation Division  
Clark County Conservation District  
Clark County Water Resource Council  
City of Vancouver Transportation
- Special Purpose Agencies: Fire Protection District #  
Clark Public Utilities  
Clark Regional Wastewater District/City of Vancouver Water/Sewer
- The Media: The Columbian  
The Oregonian  
The Reflector  
Vancouver Business Journal  
The Post Record
- Other: Applicant  
Clark County Neighbors  
Clark County Natural Resources Council  
Clark County Citizens United  
C-Tran  
Neighborhood Association

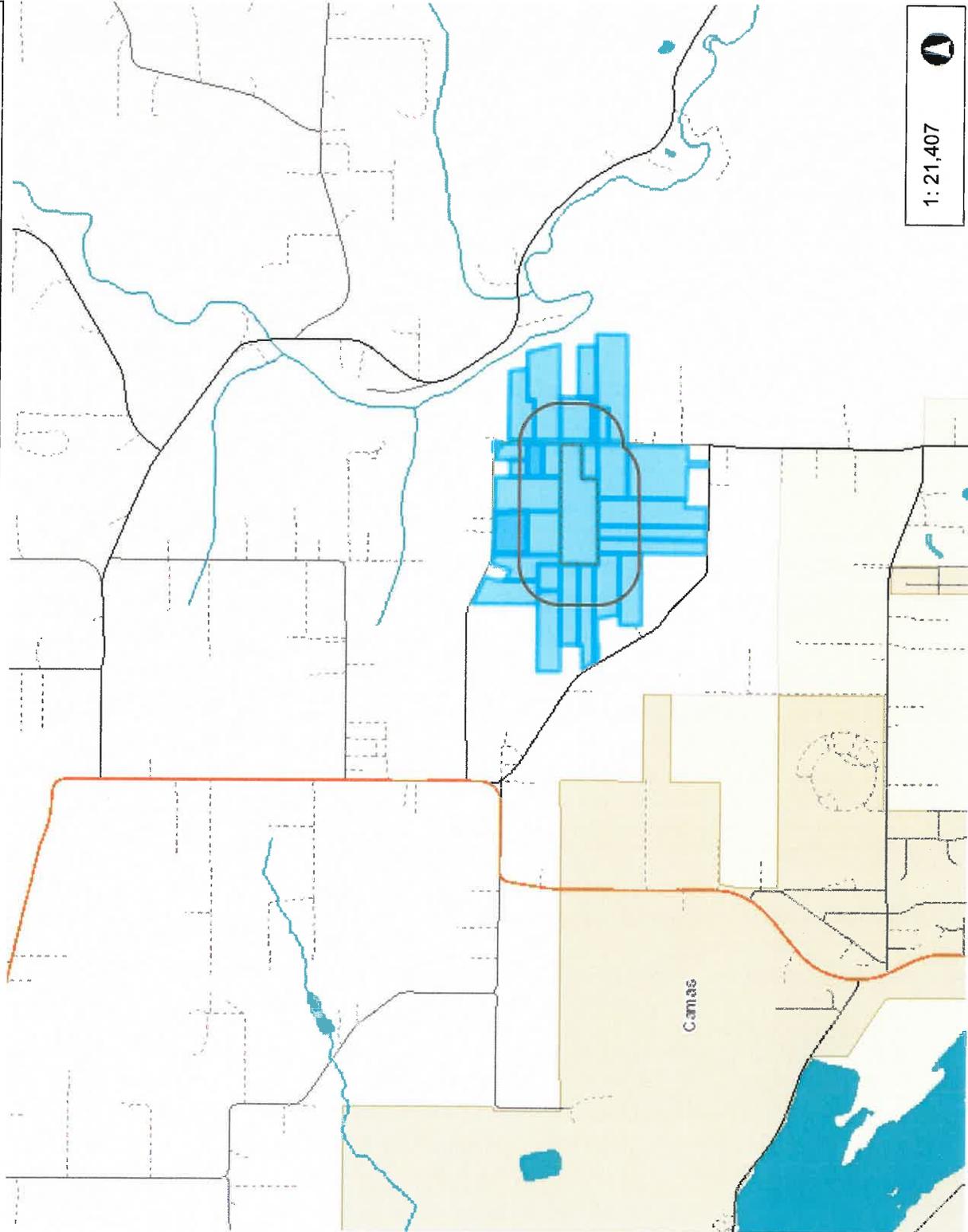
**Additional attachment for agencies:**

- SEPA checklist





# Rodeo Acres 500' list



### Legend

-  Cities Boundaries
-  Urban Growth Boundaries



Notes:

1: 21,407



3,567.9

1,783.95

0

3,567.9 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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.

ORIGINAL

Revised 9/1/11



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Phone: (360)397-2322  
Relay: 711 or (800) 833-6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**A. Background**

1. Name of proposed project, if applicable:

Rodeo Acres

2. Name of applicant:

Geoff Schumacher

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

106 SE 283rd Ave. Camas, WA 98607 (503) 807. 8694

4. Date checklist prepared:

June 24, 1982

5. Agency requesting checklist:

Clark County

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

Construction Spring - Summer 2016

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

NO

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

wetland Delineation

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

NO

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

Short Plat

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.)

Divide 14 acre parcel into two 7 acre parcel. New Parcel to get a new home. original home to remain

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.

106 SE 283rd Ave Camas, WA 98607

NE 1/4 + NW 1/4 of Section 36 Township 2 North, R3E WM

**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? Less than 2%
- 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.  
A little top soil with clay underneath.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. NO
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill.  
minimal disturbance. no fill projected
- f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. we plan to excavate in the summer, but will install silt fences and ground cover if needed.
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?  
Less than 1%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth include: Excavate when dry. Try to disturb the least amount of native plants possible.

**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.  
Normal exhaust + dust from construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, please describe. N/A
- c. Proposed measures to reduce or control emissions or other impacts to air: Run vehicles efficiently.

**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. **Wetlands  
Little Washougal River.**
- 2) Will the project require any work within 200 feet of the described waters? If yes, please describe and attach available plans.  
**yes, the road will be about 150' away briefly**
- 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? 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.  
**yes, a standard well**
- 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.  
**Septic System 4 bed home.**

## c. Water runoff (including stormwater):

**will run into dispersion trenches**

- 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  
 Storm water from home into dispersion trench. will not go into surface water
- 2) Could waste materials enter ground or surface waters? If so, please describe. No, sewage will go to septic.
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: Properly desinged systems.

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#### 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?  
 Trees + Shrubs
- 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: Plan to only use native plants.

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#### 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  
None known.

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

unknown

d. List proposed measures to preserve or enhance wildlife:

Plant Native plants •

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## 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.

Solar power to assist electric use. wood heat

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

NO, no buildings close.

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:

Hi quality building components i.e. windows, insulation, appliances.

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## 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.

NO

1) Describe special emergency services that might be required.

None

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

None envisioned.

b. Noise

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

pretty quiet

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,

Short term - normal construction      Long term  
light residential

operation, other)? Indicate what hours the noise would come from the site.

Construction hours 7-5

Agency use only

3) Proposed measures to reduce or control noise impacts:

use newer equipment

## 8. Land and shoreline use

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

Residential

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

No

c. Describe any structures on the site.

None

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

No

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

R-5

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

unknown

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

unknown

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

yes, wetlands

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

2-4 persons

j. How many people would the completed project displace?

0

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:

Per Building Division

**9. Housing**

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. *1 middle income*
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing.  
*Ø*
- c. List proposed measures to reduce or control housing impacts:  
*None*

**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? *20' Hardi-plank siding*
- b. What views in the immediate vicinity would be altered or obstructed?  
*None visible*
- c. Proposed measures to reduce or control aesthetic impacts:  
*Home is secluded*

**11. Light and glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *very little from windows*
- 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:  
*Plant vegetation.*

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Parks, boating, hiking*

- b. Would the project displace any existing recreational uses? If so, please describe. **NO** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant: **N/A**

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### 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. **NO**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.  
**NO**
- c. Proposed measures to reduce or control impacts:  
**N/A**

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### 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. **SE 283rd Ave.**
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **NO**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **4 + 0**
- 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.  
**1 new private driveway**
- e. Will the project use water, rail, or air transportation? If so, please describe. **None**

Agency use only

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

4 trips Morning + Evening

g. Proposed measures to reduce or control transportation impacts:

Possible Carpooling

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, already served

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

N/A

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: Well + Septic.

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: [Signature] Date Submitted: June 24, 2015