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: May 20, 2020

Closing date for public comments: June 4, 2020 – fifteen days from notice

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: CHRISTOPHER 2 SHORT PLAT

Case Number: PLD-2020-00030

Request: The applicant is requesting Short Plat Review approval to divide approximately 10.92 acres into two (2) single-family residential lots located in the R-5 zone district.

Location: North side of NE Grantham Road, East of NE 135th Avenue

Revised 7/9/13

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 360.397.2011
www.clark.wa.gov/development

For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
E-mail: ADA@clark.wa.gov
**Applicant/Owner:** Roger Christopher  
PO BOX 1270  
Battle Ground, WA 98604  
(360)253-1822  
roger@daybreakbuilders.com

**Contact Person:** Ed Greer  
13023 NE Highway 99, Suite 7-126  
Vancouver, WA 98686  
(360)904-4964  
ed@ed-greer.net

**Comp Plan Designation:** R-5

**Parcel numbers:** 264371015

**Township:** 5  
**Range:** 2  
**Section:** NW 23

**Neighborhood Contact:** NACCC  
Stephan Abramson  
abramson@lifescipartners.net

**Staff Contact:** Angie Merrill  
564.397.4028  
angie.merrill@clark.wa.gov

**Applicable code sections**
Clark County Code: Title 15 (Fire Prevention), 40.200 (General Provisions), 40.210.020 (Rural Residential Zoning District), 40.540.030 Short Plat, 40.350 (Transportation & Circulation), 40.350.020 (Transportation Concurrency), 40.370 (Sewer & Water), 40.386 (Storm Water & Erosion Control), 40.440 (Habitat Conservation), 40.450 (Wetland Protection), 40.500 and 40.510 (Procedures), 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17 State Platting Laws, and the Clark County Comprehensive Plan.

**Application Filing date:** March 18, 2020  
**Fully Complete date:** April 29, 2020

**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:** June 4, 2020

In person: The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.
Mail: Attn: Angie Merrill  
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: angie.merrill@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:** Dan Young, 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**
- 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
A. Background [HELP]

1. Name of proposed project, if applicable:
   Christopher 2 Short Plat
2. Name of applicant:
   Roger Christopher PO Box 1270 Battle Ground WA 98604
3. Address and phone number of contact person:
   Ed Greer 13023 NE Hwy 99 Suite 7-126 Vancouver WA 98686 360-904-4964
4. Date checklist prepared:
   March 4, 2020
5. Agency requesting checklist:
   Clark County WA
6. Proposed timing or schedule (including phasing, if applicable):
   As soon as possible, no phasing.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
   No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
   Wetlands exist in the southwest corner, and will be avoided.
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
   None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
    Final Short Plat.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)
    Divide 10.9 acres into 2 rural lots in the R-5 zone.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.
    Northeast corner of NE Grantham Road & NE 135th Ave. NW 1/4, Sec 23, T5N, R2E.


B. Environmental Elements  [HELP]

1. Earth  [help]

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other __________

b. What is the steepest slope on the site (approximate percent slope)?
   16%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
   Cinebar Silt Loam. No agriculture or commercial use.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
   None known

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
   Some future grading for homesites and driveways. Quantities unknown. No soil import.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
   Yes, some erosion could occur when grading.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
   Less than 5%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
   Grading operations shall comply with all erosion control measures.

2. Air  [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
   Very slight amount of construction emissions, none when completed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
   None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
   None
3. Water  [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
   Yes, some wetlands exist in the southwest corner of the site; eventually flows into Mason Creek.
2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
   No, new homes will be located more than 200' from the wetlands.
3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
   None
4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
   No
5) Does the proposal lie within a 100-year floodplain? If so, note 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 Water: [help]

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
   Yes, the existing well will be shared by both lots.
   No, water will not be discharged to groundwater.
2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
   The two new homes will have standard septic systems for the soil type.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
   Runoff from new homes & driveways will be treated and detained as required, then discharged to the roadside ditch.
2) Could waste materials enter ground or surface waters? If so, generally describe.
   No
3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
   No
d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Refer to c. 1) above.

4. Plants [help]
a. Check the types of vegetation found on the site:
   - [x] deciduous tree: [alder, maple] aspen, other
   - [x] evergreen tree: [fir, cedar, pine, other
   - [ ] shrubs
   - [x] grass
   - [ ] pasture
   - [ ] crop or grain
   - [ ] Orchards, vineyards or other permanent crops.
   - [ ] wet soil plants: cattail, buttercup, bulrush, 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 for the Short Plat. Field grass for new homes and driveways.
c. List threatened and endangered species known to be on or near the site.
   None known
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
   Both new homes will install landscaping as appropriate.
e. List all noxious weeds and invasive species known to be on or near the site.
   None known.

5. Animals [help]
a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
   Examples include:
   - birds: [hawk] heron, eagle, [songbird] other:
   - mammals: [deer] bear, elk, beaver, other:
   - fish: bass, salmon, trout, herring, shellfish, other
   - [ ] none

b. List any threatened and endangered species known to be on or near the site.
   None known.
c. Is the site part of a migration route? If so, explain.
   Yes, the Pacific Flyway.
d. Proposed measures to preserve or enhance wildlife, if any:
   Additional landscaping by both new home owners.
e. List any invasive animal species known to be on or near the site.
   None known.

6. **Energy and Natural Resources** [help]
   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.
      Electricity, possibly propane or solar for general household uses.
   b. Would your project affect the potential use of solar energy by adjacent properties?
      If so, generally 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, if any:
      None for Short Plat, unknown for the new homes.

7. **Environmental Health** [help]
   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk
      of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?
      If so, describe.
      No
      1) Describe any known or possible contamination at the site from present or past uses.
         None known.
      2) Describe existing hazardous chemicals/conditions that might affect project development and
         design. This includes underground hazardous liquid and gas transmission pipelines located
         within the project area and in the vicinity.
         None known.
      3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the
         project's development or construction, or at any time during the operating life of the project.
         None
      4) Describe special emergency services that might be required.
         None
      5) Proposed measures to reduce or control environmental health hazards, if any:
         None necessary.
   b. Noise
      1) What types of noise exist in the area which may affect your project (for example:
         traffic, equipment, operation, other)?
         None
      2) What types and levels of noise would be created by or associated with the project on a
         short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate
         what hours noise would come from the site.
         Some construction equipment noise short term. None long term.
3) Proposed measures to reduce or control noise impacts, if any:
   None necessary.

8. Land and Shoreline Use  [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. West & north: vacant; East: single family home. South: residences and vacant. No affect on nearby properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?
   No

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
   No

c. Describe any structures on the site.
   None

d. Will any structures be demolished? If so, what?
   Not applicable.

e. What is the current zoning classification of the site?
   R-5

f. What is the current comprehensive plan designation of the site?
   R-5

g. If applicable, what is the current shoreline master program designation of the site?
   None known.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
   Yes, small wetland in the southwest corner of the site.

i. Approximately how many people would reside or work in the completed project?
   Approx 5 would reside.

j. Approximately how many people would the completed project displace?
   None

k. Proposed measures to avoid or reduce displacement impacts, if any:
   None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   The proposal complies with all zoning regulations.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
   None necessary.
9. **Housing**  [help]
   a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
      2 for high income residents.
   b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
      None
   c. Proposed measures to reduce or control housing impacts, if any:
      None

10. **Aesthetics**  [help]
   a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
      2 stories, building materials undetermined at present.
   b. What views in the immediate vicinity would be altered or obstructed?
      None
   b. Proposed measures to reduce or control aesthetic impacts, if any:
      None

11. **Light and Glare**  [help]
   a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
      None
   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, if any:
      None

12. **Recreation**  [help]
   a. What designated and informal recreational opportunities are in the immediate vicinity?
      None
   b. Would the proposed project displace any existing recreational uses? If so, describe.
      No
   c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
      None
13. Historic and cultural preservation  [help]
   a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old
      listed in or eligible for listing in national, state, or local preservation registers? If so, specifically
      describe.
         None known.
   b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This
      may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of
      cultural importance on or near the site? Please list any professional studies conducted at the site to
      identify such resources.
         No, Applied Archaeological Research, Inc found no artifacts during the field survey.
   c. Describe the methods used to assess the potential impacts to cultural and historic resources on or
      near the project site. Examples include consultation with tribes and the department of archeology
      and historic preservation, archaeological surveys, historic maps, GIS data, etc.
         Refer to b. above.
   d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to
      resources. Please include plans for the above and any permits that may be required.
         None

14. Transportation  [help]
   a. Identify public streets and highways serving the site or affected geographic area and describe
      proposed access to the existing street system. Show on site plans, if any.
         Both proposed lots front along NE Grantham Road.
   b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If
      not, what is the approximate distance to the nearest transit stop?
         No
   c. How many additional parking spaces would the completed project or non-project proposal have?
      How many would the project or proposal eliminate?
         Approx 6, none eliminated.
   d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or
      state transportation facilities, not including driveways? If so, generally describe (indicate whether
      public or private).
         No, public street.
   e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air
      transportation? If so, generally describe.
         No
   f. How many vehicular trips per day would be generated by the completed project or proposal? If
      known, indicate when peak volumes would occur and what percentage of the volume would be
      trucks (such as commercial and nonpassenger vehicles). What data or transportation models were
      used to make these estimates?
         Approx 20 trips per day. Peak times: 7 to 8 am & 5 to 6 pm. No commercial vehicles.
   g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest
      products on roads or streets in the area? If so, generally describe.
         No
h. Proposed measures to reduce or control transportation impacts, if any:
   None

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
   Yes, a very slight increase in all services.
b. Proposed measures to reduce or control direct impacts on public services, if any.
   Builder to pay impact fees.

16. Utilities [help]

a. Circle utilities currently available at the site:

   electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
   other ________

c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
   Electricity: Clark Public Utilities; Telephone: Century Link; Trash & Recycling: Waste Connections.

C. Signature [HELP]

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: 

Name of signee Ed Greer 

Position and Agency/Organization Manager of Wyndham Enterprises, LLC 

Date Submitted: 3-4-20