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: March 19, 2019

Closing date for public comments: April 3, 2019

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: Peters Property Short Plat


Request: The applicant requests approval to short plat a 26.1 acre parcel zoned R-5 into 4 lots for single family residential construction. The existing home will be retained on proposed lot 4.

Address: 2909 NE 261st Avenue, Camas 98607

Revised 3/18/2019

Community Development
1300 Franklin Street, Vancouver, Washington
Phone: 564.397.2375 Fax: 564.397.2011
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
Parcel number(s): 173623-000

Applicant/Owner: Gregory & Sandra Peters
2909 NE 261st Avenue
Camas, WA 98607
360.210.4986
greg.peters777@icloud.com

Contact Person: SGA Engineering
Samuel Moss, contact
2005 Broadway
Vancouver, WA 98663
360.993.0911
smoss@sgengineering.com

Staff contact: Amy Wooten, project planner
564.397.5683
amy.wooten@clark.wa.gov

Neighborhood Association/Contact: Neighborhood Associations Council of Clark County (NACCC)
Christie BrownSilva, Chair
360.326.4353
naccc.chair@gmail.com

Applicable code sections
Clark County Code: Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.210.020 (Rural Residential Zoning District), Chapter 40.320 (Landscaping), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), 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), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), 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: January 23, 2019
Fully Complete date: February 25, 2019

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: April 3, 2019

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:** Mitch Nickolds, 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 Fire Marshal's Office
                Clark County Public Health
                Clark County Public Works
                Clark County Conservation District
                City of Vancouver Transportation

Special Purpose Agencies: Clark County Fire
                         Clark Public Utilities

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

Additional attachment for agencies:
  • SEPA checklist
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.
A. Background
1. Name of proposed project, if applicable:
Peters Property Short Plat

2. Name of applicant:
Greg Peters

3. Address and phone number of applicant and contact person:
2909 NE 261st Avenue
Camas, WA 98607

4. Date checklist prepared:
October 13, 2018

5. Agency requesting checklist:
Clark County

6. Proposed timing or schedule (including phasing, if applicable):
Spring/Summer of 2019

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.
The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards. Staff response: In addition to this SEPA checklist, the development has applied for a Class IV-G Forest practices permit, and a Wetland/Habitat determination.

9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
Archaeological Predetermination, Wetland Determination, Clark County Health Department Review

10. List any government approvals or permits needed for your proposal:
Clark County Health District Review, Clark County planning, engineering and construction approvals and permits

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 Peters Property Short Plat proposed to subdivide 26.10 acres into 4 single-family residential lots in the R-5 zoning.

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 project is located at 2909 NE 261st Avenue in Camas, WA. Parcel 173623-000

B. Environmental Elements

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

   b. What is the steepest slope on the site and the approximate percentage of the slope?
      25%

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

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

   e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. Grading will occur onsite for infrastructure development and home construction. The quantities are unknown at this time. Approximately 10,000 CY of grading may occur on the site.

   f. Could erosion occur as a result of clearing, construction, or use? If so, please describe. Yes, soil could erode due to exposure to rain during construction.

   g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)? Approximately 5-10%.

   h. Proposed measures to reduce or control erosion, or other impacts to the earth include: Silt fence, inlet protection, mulching and seeding.

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

Construction equipment will emit exhaust. Air may get dusty during construction.

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

3. Water

a. Surface:

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

There are delineated wetlands on the site. A critical areas report has been completed by Cascadia Ecological Services.

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

Yes, driveway construction will occur within 200 feet of the on-site 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? 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. **Stormwater will be treated, infiltrated or dispersed across the ground using bioretention areas and/or other approved BMP’s. Quantity varies depending on rainfall. Individual wells will be drilled to serve the proposed lots.**

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.

**N/A**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal. Include quantities, if known. Describe where water will flow, and if it will flow into other water. **Stormwater will be managed on the site using infiltration or full dispersion to capture runoff from the new houses, driveways, and asphalt shared driveway.**

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:

**The stormwater systems will be designed to collect, convey, treat and infiltrate or disperse stormwater runoff from the developed site.**

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?

Some grasses, small trees and shrubs will be stripped for
roadway and home construction.  

Staff response: The development has applied for a Class IV-G
forest practices permit for removal of on-site trees.

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.

None

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:

Landscape plantings and large open areas on the lots will provide food and cover
for small mammals, birds, insects, animals and soil organisms.

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.

Electricity or natural gas will be used to heat the homes and
electricity for lighting.

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:

**Comply with state building and energy codes.** Incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.

---

**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.

**Fire, Police and Ambulance**

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

**Private wells and septic will serve the newly created lots.**

b. Noise

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

**Minimal existing traffic from NE 261st Avenue**

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

- **Short Term:** 7am – 7pm construction noise.
- **Long Term:** 24 hour noise associated with rural residential use.

3) Proposed measures to reduce or control noise impacts: **None**

---

**8. Land and shoreline use**

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

**Existing single family home and outbuildings.**

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

**Not known**

c. Describe any structures on the site.

---

Revised 9/1/11
Two story single family home and shop.

d. Will any structures be demolished? If so, please describe. 
**No, all existing structures will remain on-site.**

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. What is the current shoreline master program designation of the site? 
**N/A**

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, please specify. 
**Yes, the archaeological area of significance, wetlands and oak trees are classified as environmentally sensitive. Required buffers are shown on the plans.**

i. How many people would reside or work in the completed project? 
**Approximately 12**

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: 
**The rural character, large lots and critical areas will ensure the project is compatible with existing and projected uses.**

9. **Housing**

a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. 
**4 single family, middle/high income homes will be provided.**

b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. 
**No housing units will be eliminated.**

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?
Two story wood framed structures (35’)
Some form of wood, concrete or vinyl based siding will cover the buildings

b. What views in the immediate vicinity would be altered or obstructed?
No large vistas or views will be altered with this project.

c. Proposed measures to reduce or control aesthetic impacts:
Adding residential landscaping to screen homes from adjacent properties.
Construction of aesthetically pleasing homes with some unique architecture and upgraded finishes.

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Residential house lighting will occur at night.

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 known

d. Proposed measures to reduce or control light and glare impacts:
Proper orientation and shading of light sources.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
There are no known recreational opportunities in the immediate vicinity.

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:
This project will pay a park impact fee which will help in the future development of parks and recreation facilities.
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.

There are no historical structures on the site. Archaeological Services of Clark County (ASCC) has identified objects of historical significance and has provided a report to be included with this application.

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

There are no historical structures or landmarks on the site. Archaeological Services of Clark County (ASCC) has identified objects of historical significance and has provided a report to be included with this application. Staff response: The Fern Prairie Methodist Church, which is located within 1/4 mile of the subject site (to the SW) is included on Clark County's Historic Preservation inventory.

c. Proposed measures to reduce or control impacts:

If necessary, during construction, monitoring at ASCC's recommendation will occur to mitigate any loss of historically significant objects. Structures and other improvements are to be outside the area of archaeological significance.

Staff response: The applicant will be required to comply with any requests of the DAHP that result from the archaeological predetermination.

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 261st Avenue will serve the site. A shared driveway will provide access to the proposed lots.

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

No, the site is not served by public transit. No known transit route exist within one mile of the site.

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

20+ parking spaces will be provided, none will be eliminated

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

The project does not require any frontage improvements. The proposed shared driveway will be constructed to County Standards.
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. The completed project will generate approximately 38 total average daily trips. 1 existing and 3 new PM peak trips.

Agency use only

g. Proposed measures to reduce or control transportation impacts:
   None necessary

15. Public services

a. Would the project result in an increased need for public services (e.g., fire protection, police protection, health care, schools, other)? If so, please describe.
The short plat will require all public services and they are all available to serve the site.

b. Proposed measures to reduce or control direct impacts on public services:
The proposed short plat will pay Impact Fees as required.

16. Utilities

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

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:
   Water: Clark Public Utilities
   Telephone: Qwest or Comcast
   Electricity: Clark Public Utilities

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: 12/1/11
D. SEPA Supplemental sheet for non-project actions

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?
State Environmental Policy Act (SEPA) Review

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

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

Proposed measures to reduce or respond to such demand(s) are:

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