

## **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 DNS may be submitted to the Responsible Official by **August 16, 2017**.

### **DESCRIPTION:**

#### **CPZ2017-00011 Johnson-Dillard Comprehensive plan and zoning plan map amendments –**

A proposal to amend the comprehensive plan and zoning map from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay on the following four parcels: 986040236, 97755000, 97745000 and 97775000. Two other properties are proposed to be changed from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay on the following parcels: 145119000 and 144935000.

**ACTION REQUESTED:** A comprehensive plan amendment and zone change on four adjacent parcels from Commercial (NC) to Urban Medium Residential (R-18) and add the Highway 99 Mixed Residential overlay and make a comprehensive plan amendment and zone change on two adjacent parcels from Commercial (NC) to Residential (R 1-6) and add the Highway 99 Single Family Overlay.

### **RESPONSIBLE OFFICIAL:**

Oliver Orjiako, Director  
Community Planning  
PO Box 9810  
Vancouver WA 98666-9810  
[oliver.orjiako@clark.wa.gov](mailto:oliver.orjiako@clark.wa.gov)

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### **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](mailto:Sonja.wiser@clark.wa.gov)

**PUBLICATION DATE:** Tuesday, August 1, 2017

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



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal: CPZ2017-00011 Johnson-Dillard** – The proposal requests amending the comprehensive plan and zoning on six adjacent parcels from Commercial (NC) to Urban Residential. Four of the properties are proposed to be changed from Commercial (NC) to Urban Medium Residential (R-18) and adding the Highway 99 Mixed Residential overlay on the following parcels: 986040236, 97755000, 97745000 and 97775000. Two other properties are proposed to be changed from Commercial (NC) to Urban Low Residential (R1-6) and adding the Highway 99 Single Family Overlay on the following parcels: 145119000 and 144935000.

**Proponent:** *Clark County Community Planning*

**Location of proposal, including street address, if any:** The sites are located in the NE quarter of Section 2, Township 2 North, Range 1 East, Clark County, Washington. The properties are located south of the intersection of NW 99<sup>th</sup> St and NE 25<sup>th</sup> Ave.

**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 16, 2017

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

**Date:** 7-18-17 **Signature:** Oliver Orjiako

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

**Clark County SEPA Environmental Checklist**  
**Washington Administrative Code (WAC) 197-11-960**

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**A. BACKGROUND**

**1. Name of proposed project, if applicable:**

CPZ2017-00011 Johnson Dillard

**2. Name of applicant:**

Clark County

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

Oliver Orjiako; Director

Clark County Community Planning

P.O. Box 9810

Vancouver, WA 98666-9810

(360) 397-2280 extension 4112

**4. Date checklist prepared:**

July 11, 2017

**5. Agency requesting checklist:**

Clark County, WA, Community Planning

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

Approval of comprehensive plan and zoning plan map amendments in the fall of 2017 to be effective January 1, 2018.

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

Not applicable.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

None known.

**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.**

Not that the applicant is aware of.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Approval from the Clark County Board of County Councilors is required for amendment of the Comprehensive Plan and the rezone.

**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.**

Clark County is requesting a comprehensive plan amendment and zone change on four adjacent parcels from Commercial (NC) to Residential (R-18) and adding the Highway 99 Mixed Residential overlay. The County is also requesting a comprehensive plan amendment and zone change on two adjacent parcels from Commercial (NC) to Residential (R1-6) and adding the Highway 99 Single Family Overlay.

**12. Location of the proposal.**

The sites are located in the NE quarter of Section 2, Township 2 North, Range 1 East, Clark County, Washington. The properties are located south of the intersection of NW 99<sup>th</sup> St and NE 25<sup>th</sup> Ave.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

**a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**

The site is generally rolling, with some flat sections.

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

GIS indicates that 37.8% of the site has a slope range that is between 5-10% slope and 29.5% of the site has a slope range that is between 10-15 percent slope.

**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 prime farmland.**

GIS indicates that the soil type on-site is Hillsboro silt loam.

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

GIS indicates that there is no history of unstable soil.

**e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

## **2. Air**

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

- 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:**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

## **3. Water**

- a. Surface:**

- 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.**

The county record indicates that there is a wetland on the two county-owned parcels (144935000 and 986040236) and 97755000.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No surface water withdrawals or diversions are proposed.

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

No. The site is outside the flood area.

- 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.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

**b. Ground Water:**

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.**

All the properties have access to public water, so it is not anticipated that any future development would require ground water withdrawal.

- 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.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. All the properties have access to public sewer, so it is

not anticipated that any future development would require a discharge into the ground.

**c. Water Runoff (including storm water):**

- 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.**

Current runoff will not be increased as a result of this comprehensive plan redesignation and rezone proposal. The same amount of impervious surface would likely result whether the site remains with a Commercial (NC) or Residential (R-18) designation.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

**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

☐ orchards, vineyards or other permanent crops.

☒ 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?**



Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone. No vegetation is proposed to be removed as part of this proposal.

- c. **List threatened or 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;**  
Not applicable
- e. **List all noxious weeds and invasive species known to be on or near the site.**  
None known.

## 5. Animals

- a. **Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:**  
birds:                hawk, heron, eagle, songbirds, other:  
mammals:        deer, bear, elk, beaver, other:  
fish:                bass, salmon, trout, herring, shellfish, other:
- b. **List any threatened or endangered species known to be on or near the site.** None known.
- c. **Is the site part of a migration route? If so, explain.** This site is located within what is commonly referred to as the Pacific Flyway, a general migratory route for various species of ducks, geese, and other migratory waterfowl.
- d. **Proposed measures to preserve or enhance wildlife, if any:**  
None known.
- e. **List any invasive animal species known to be on or near the site.** None known.

## 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 to this proposal as it is a request for a comprehensive plan redesignation and rezone.
- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**  
Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.



- 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:**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

## **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, describe.**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

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

Not applicable.

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

Not applicable.

- 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.**

Not applicable.

- 4) **Describe special emergency services that might be required.**

Not applicable.

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

Not applicable.

### **b. Noise**

- 1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** The primary noise source comes from traffic.
- 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.** This is a non-project action with no associated noises. In the future, development activities could generate noise during construction.

- 3) **Proposed measures to reduce or control noise impacts, if any:** This is a non-project action with no associated noises.

**8. Land and Shoreline Use**

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

The site consists of six properties at the intersection of NE 99<sup>th</sup> St and NE 25<sup>th</sup> Ave, surrounded by single family dwellings.

**East:** Residential (R-18): single family dwelling

**West:** Residential (R1-6): single family dwelling

**South:** Residential (R1-6): single family dwelling

**North:** Residential (R1-6): single family dwelling

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

Not known. The properties are in the urban area.

**c. Describe any structures on the site.**

145119000: existing single family dwelling

97745000: existing single family dwelling

97755000: vacant lot

97775000: single family dwelling, mobile home, outbuilding

144935000: Clark County Clean Water Program

986040236: Clark County Public works vacant lot

**d. Will any structures be demolished? If so, what?**

N/A

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

Neighborhood Commercial (NC)

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

Commercial

**g. If applicable, what is the current shoreline master program designation of the site?**

None indicated on the GIS maps.

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

No.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

**j. Approximately how many people would the completed project displace?**

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

**k. Proposed measures to avoid or reduce displacement impacts, if any:**

Not applicable.

**l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:**

Approval of comprehensive plan and zoning amendments would ensure consistency.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

Not applicable.

**9. Housing**

**a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

A total of approximately 31-44 housing units could be built on these sites.

These are likely to be middle income housing.

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

Not applicable.

**c. Proposed measures to reduce or control housing impacts, if any:**

Not applicable.

**10. Aesthetics**

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable.

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

Not applicable.

**c. Proposed measures to reduce or control aesthetic impacts, if any:**

Not applicable.

#### **11. Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** Not applicable.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** Not applicable.
- 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:** Not applicable.

#### **12. Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**  
Tenny Creek park and Lalonde Creek park are in the immediate vicinity .
- 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:**  
Not applicable.

#### **13. Historic and Cultural Preservation**

- a. **Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
Not applicable.
- b. **Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**  
Not known to the applicant.
- c. **Proposed measures to reduce or control impacts, if any:**  
Any future development on the sites will need to comply with all applicable state and local regulations to protect archeological, cultural, and historic resources.
- 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.**  
Any future development on the sites will need to comply with all applicable state and local regulations to protect archeological, cultural, and historic resources.

#### **14. Transportation**

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**

The parcels are located at the intersection of NE 99<sup>th</sup> St and NE 25<sup>th</sup> ave. Access to three of the parcels are along NE 99<sup>th</sup> St and the other three parcels are accessed by NE 25<sup>th</sup> Ave.

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

Yes, C-Tran line 25 runs along NE 99<sup>th</sup> St and St Johns.

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

Not applicable to this proposal as it is a request for a comprehensive plan redesignation and rezone.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No, as it is a request for a comprehensive plan redesignation and rezone.

- e. Will the project 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? If known, indicate when peak volumes would occur.**

Not known. This is a non-project action.

- g. Proposed measures to reduce or control transportation impacts, if any:**

This is a non-project action.

## **15. Public Services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? if so, generally describe.**

Residential development would likely have an increase in demand for public services, but it would most likely be a marginal increase given the small size of the area.

- b. Proposed measures to reduce or control direct impacts on public services, if any.**

Not applicable.

## **16. Utilities**

- a. Circle 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 the site or in the immediate vicinity which might be needed.

Not applicable.

### 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: Sharon Lumbantobing  
Name of signee Sharon Lumbantobing  
Position and Agency/Organization Planner II / Community Planning  
Date Submitted: 7/10/17

### D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

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, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

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

The change in zoning and Comprehensive Plan designations will not affect these.

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

A shift from Commercial (NC) to Residential (R-18) would not likely increase impacts to plants and animals.

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

The properties are all in the urban area and are served by sewer and water. No forest or agricultural clearing is required. Future residential development could consume energy and natural resources during construction.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas 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?**

Any future development of the properties will have to comply with all applicable environmental regulations and mitigate for any adverse impacts as lawfully determined through any future development review process.

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

The proposal is to amend the comprehensive plan map and zoning map so that future residential development would be consistent with the proposed amendments.

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

Rezoning these parcels from commercial to residential may create a future increase in demand for public transportation or public services and utilities.

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

The proposal would not conflict with local, state, or federal laws or requirements for the protection of the environment.