



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *CPZ2019-00003 Riverview Asset. Amend the comprehensive plan and zoning from Industrial (BP) to Urban Low (R1-10) and Commercial (CC) on approximately 60 acres. With 50 acres of urban low and 10 acres of commercial.*

Proponent: Jordan Ramis PC on behalf of Riverview Asset Management and Trust

Location of proposal, including street address, if any: *10512 NE 152nd Ave,
Vancouver, WA*

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: June 6, 2019

Responsible Official: Oliver Orjiako

Position/title: Director

Address: **RE: SEPA Comments**

Clark County Community Planning

1300 Franklin Street; 3rd Floor

P.O. Box 9810

Vancouver, WA 98666-9810

Date: 5-7-19

Signature: Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III, (564) 397-4898.

For other formats, contact the Clark County ADA Office at ADA@clark.wa.gov.



CLARK COUNTY
WASHINGTON

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

COMMUNITY DEVELOPMENT
LAND USE REVIEW

Working together. Securing your safety. Protecting your investment.

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.

Public Service Center
1300 Franklin St., Vancouver, WA 98660
564.397.2375 devserv@clark.wa.gov
564.397.6165 www.clark.wa.gov/community-development

For other formats, contact the Clark County ADA Office
Voice: 564.397.2322
Relay: 711 or 800.833.6388 Fax:

A. Background

1. Name of proposed project, if applicable: **Riverview Asset annual review application (2019)**
 2. Name of applicant: **Jordan Ramis PC, attorneys James Howsley and Armand Resto-Spotts, on behalf of Riverview Asset Management & Trust, trustees; Mary Ellen Wells, Dianne Dempsey**
 3. Address and phone number of applicant and contact person: **Jordan Ramis PC, 1499 SE Tech Center Pl, Suite 380, Vancouver, WA 98683**
 4. Date checklist prepared: **Submitted January 30, 2019;**
 5. Agency requesting checklist: **Clark County**
 6. Proposed timing or schedule (including phasing, if applicable): **Annual Review**
 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **N/A at this time.**
 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Identified critical areas based on Clark County GIS for parcel numbers 200326000 and 200355000**
 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 known.**
 10. List any government approvals or permits that will be needed for your proposal, if known. **N/A at this time; N/A anticipated.**
 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.)
Application seeks approval of a comprehensive plan amendment and zone change from Industrial (BP zoning) to Urban Low Density Residential (R1-10 zoning) and Commercial (Community Commercial (CC) zoning). The new designations would apply to both parcels.
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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.

Address: 10512 NE 152nd Avenue, Vancouver, WA 98682; Section 35, Township 3N, R2E W.M.

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 (approximate percent slope)? **0-5%; essentially completely flat. One area on eastern portion of Parcel 200326000 shows 5-10 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Based on GIS mapping: Non-Hydric – DoB (~10%), HIA (~10%), LgB (~50-60%)

Hydric – MIA (~20%)

Clark County Property Information also indicates that LgB soils on site, but does not show on GIS mapping layers.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**

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. **Not known.**

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

Unlikely, but not known. Highly doubtful, as only ground work anticipated is basic grading of essentially flat surface area, incorporating best management practices and standard erosion control measures.

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

Percentage not known. Residential and commercial layout not known at this time.

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

Best management practices and standard erosion control measures.

2. Air

- 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. N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Any conditions that may be imposed during later development process (not known at time).

3. Water

- a. Surface Water:

- 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.

A wetland on western boundary of Parcel 200326000

- 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.

Yes. Any potential work would proceed in compliance with a wetland delineation and associated buffer/setback requirements.

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.

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:

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.

City of Vancouver Water District.

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. Clark Regional Sewer District

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.

Specific stormwater plans to be provided upon approval of application; exact development plans are not known at this time.

2) Could waste materials enter ground or surface waters? If so, generally describe. Not known, but not anticipated with any future development plans. .

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: **Any conditions of development approval at later date; best management practices.**

4. Plants

a. Check the types of vegetation found on the site: (Based on preliminary site evaluation; consistent with prior application)

deciduous tree: alder, maple, aspen, other **Some Oregon White Oak on site**

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 **Unknown specific species.**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **Basic grading; not known at this time.**

c. List threatened and endangered species known to be on or near the site. **Not any known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Will be determined at future development (as necessary).**
Not known at this time.

e. List all noxious weeds and invasive species known to be on or near the site. **N/A (not known).**

5. Animals

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, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Not known

f. List any threatened and endangered species known to be on or near the site. **Not known.**

g. Is the site part of a migration route? If so, explain. **Not Known.** Pacific flyway migration route

d. Proposed measures to preserve or enhance wildlife, if any:

To be determined with future development proposal (as necessary). Not known at this time.

e. List any invasive animal species known to be on or near the site. **Not 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. **To be determined with future development proposal. Not known at this time.**

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: **To be determined with future development proposal.**

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.

1) Describe any known or possible contamination at the site from present or past uses.

Not 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. **Not 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.

Not known.

4) Describe special emergency services that might be required.

Not known (but may be determined with future development proposal, as necessary)

5) Proposed measures to reduce or control environmental health hazards, if any: **Not known.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Basic traffic for any future development project (e.g., residential).

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.

Other than traditional noise associated with future development projects (e.g., residential construction), more specific noise impacts may be assessed/reviewed and mitigated at future development proposal review (as necessary).

3) Proposed measures to reduce or control noise impacts, if any:

To be determined at time of future development proposal (as necessary).

8. Land and Shoreline Use

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.

Current use of site is Business Park, but vacant land currently. No impact on nearby properties is anticipated with this amendment.

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? **Historically, used for agricultural purposes. Not known how much will be converted at this time.**

50 + acres of property are in the current use program for Farm and Agricultural Land

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: **Not known; no such impacts anticipated.**

c. Describe any structures on the site. **Single-family residence.**

d. Will any structures be demolished? If so, what? **Possibly; single family residence.**

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

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

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

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

Preliminary identification of a Category IV wetland.

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

Not known at this time.

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

Reconstruction of single-family residence.

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

N/A (owner/applicant residence on site)

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans,

if any: **Land use review with staff through Annual Review application process.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **Properties are designated as Industrial under Comprehensive Plan, with**

Business Park zoning. This request for a change to Urban Low Density Residential with R1-10 zoning would not have a greater impact on agricultural lands than current designation and zoning. At time of future development, conditions and review may address any necessary mitigation measures.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not known at this time.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or

low-income housing. **Possibly one single family residence.**

The proposed request is for 10k sq. ft. single family lots. The applicants' market analysis indicates homes on similar sized lots have had a median sales price of \$460K, that would be \$100k above the median sales price of homes in Clark County for 2018 per Washington State Center for Real Estate Research, Runstad Department of Real Estate. Washington State Housing Marke - Fourth Qtr -2018

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

Not known at this time. To be determined with future development proposal.

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 known at this time. Likely standard single family construction compliant materials.**

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

b. Proposed measures to reduce or control aesthetic impacts, if any: **To be determined with future development proposal.**

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Standard single family residence.

c. Could light or glare from the finished project be a safety hazard or interfere with views? **Not anticipated.** 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, if any: **To be determined with future development proposal.**

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

Cherry Neighborhood Park; Kane Memorial Dog Park; Hockinson Meadows Community Park; Little League facilities; proposed Battled Ground School district facility

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: **To be determined with future development proposal.**

13. Historic and cultural preservation

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. **None known.**

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.

To be determined with future development proposal (archaeological assessment)

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. **To be determined with future development proposal (archaeological assessment)**

14. Transportation

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.

Site is located west of NE 152nd Street, between NE 101st Way and NE 111th Street in Vancouver

WA98682. 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?

Within C-Tran benefit area. Transit stop #72 approximately .4 miles away from site.

b. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not known at this time. Parking will be consistent with code requirements, to be determined with future development proposal.

c. 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).

Not known at this time. Future development proposal may include road improvements.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**

e. 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? **Applicant's Traffic Impact Study will be provided to the County by February 2019 (see Narrative). Vehicular trip generation will compare current trip generation with proposed land use change. Daily, A.M., and P.M. peak out trips is expected to drop significantly. The decrease in trips generated by proposed new zone will significantly reduce traffic impacts compared to build out under existing zoning.**

The traffic analysis indicates 378 less daily, 297 less am and 165 less pm peak hour trips under the proposed zoning.

f. 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. **Not anticipated.**

g. Proposed measures to reduce or control transportation impacts, if any:
Decrease in trips generated by proposed comprehensive plan amendment change will significantly reduce traffic impacts for any future development build out. Additional measures to be determined at time of future development proposal.

15. Public Services

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.

Public services required for future development proposal, but not known at this time.

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

To be determined with future development proposal.

16. Utilities

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. **Utilities generally needed for single family residential development. But not precisely known at this time.**

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: 

Name of signee Armand Repo-Scott

Position and Agency/Organization Applying Council / representative

Date Submitted: 1-30-19

C. Supplemental sheet for nonproject actions

(IT IS NOT NECESSARY to use this sheet for project 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 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? **If requested comprehensive amendment is approved, applicant may apply for single family residential development proposal. Sewer system would accommodate residential discharges, stormwater management plans incorporated in design and approval. Standard noise associated with single family residences.**

Proposed measures to avoid or reduce such increases are: **To be implemented and determined with future development proposal.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **Impacts to plants and animals that normally result from single family residential development would result either through business park development (as currently authorized), or through proposed designation into single family zone. Critical areas and vegetative analysis and mitigation provisions would be incorporated into project development applications, if plan designation is approved.**

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

To be implemented and determined with future development proposal.

3. How would the proposal be likely to deplete energy or natural resources? **No depletion anticipated beyond normal use of single family residential development.**

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

To be implemented and determined with future development proposal.

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?

Impacts to environmentally sensitive areas that normally result from site development would result if business park development or single family residential development.

Critical area analysis and evaluation for other protected status would be completed and mitigation measures would be incorporated into project development application.

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

To be implemented and determined with future development proposal.

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?

Not anticipated.

Proposed measures to avoid or reduce shoreline and land use impacts are: **To be implemented and determined with future development proposal.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **Traffic Impact Study to be provided by Applicant by**

February 2019, which will compare transportation demands currently to

proposed use.

The traffic analysis indicates 378 less daily, 297 less am and 165 less pm peak hour trips under the proposed zoning.

Proposed measures to reduce or respond to such demand(s) are: **To be implemented and determined with future development proposal.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **Not anticipated.**