

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 proposal, or DNS, may be submitted to the Responsible Official by **April 2, 2018**.

DESCRIPTION:

CPZ2018-00006 Gaither – The proposal requests the county amend the comprehensive plan and zoning on four parcels with a total of 14 acres from Commercial Comp Plan designation with General Commercial zoning (GC) to Urban Medium Density Residential Comp Plan Designation with Office Residential zoning (OR-22).

ACTION REQUESTED: It is requested that the County Council amend the comprehensive plan and zoning on four parcels with a total of 14 acres from Commercial Comp Plan designation with General Commercial zoning (GC) to Urban Medium Density Residential Comp Plan Designation with Office Residential zoning (OR-22).

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
Community Planning
PO Box 9810
Vancouver WA 98666-9810
oliver.orjiako@clark.wa.gov

BILL TO:

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PUBLICATION DATE: **March 19, 2018**

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



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2018-00006 Gaither – The proposal requests the county amend the comprehensive plan and zoning on four parcels with a total of 14 acres from Commercial Comp Plan designation (General Commercial) to Urban Medium Density Residential Comp Plan Designation with Office Residential zoning (OR-22).

Proponent: GG One Inc (Ott Gaither)

Location of proposal, including street address, if any: The site is approximately located at 3611, 3701, 3813 NE 78th Street in Vancouver, WA 98655 and includes parcels 144534000, 144492000, 144514000, and 144516000.

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: April 2, 2018

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: March 1, 2019 **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.

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.

Revised 9/1/11



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



For an alternate format,
contact the Clark County
ADA Compliance Office.
Phone: (360)397-2322
Relay: 711 or (800) 833-6384
E-mail: ADA@clark.wa.gov
4818-7795-2603.1

A. Background

1. Name of proposed project, if applicable:
Gaither Annual Review – Comprehensive Plan/Zone Change
2. Name of applicant:
GG One Inc. ATTN: Ott Gaither
3. Address and phone number of applicant and contact person:
**1101 SE Tech Center Drive, Suite 160
Vancouver, WA. 98683
Phone (360) 798-2282
ott@gaitherconstruction.com**
4. Date checklist prepared:
January 15, 2018
5. Agency requesting checklist:
Clark County
6. Proposed timing or schedule (including phasing, if applicable):
The project is tentatively scheduled for construction in 2018-2023.
7. Do you have any plans for future additions, expansion, or further activity related to this proposal? If yes, explain.
In the future, a formal site plan application will be submitted to construct apartments and office uses.
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.
9. Are other applications pending for governmental approvals affecting the property covered by your proposal? If yes, please explain.
None.
10. List any government approvals or permits needed for your proposal:
Comprehensive Plan and Zone Change
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.)
This project proposes a comprehensive plan and zone change from GC (General Commercial) to OR-22 (Office Residential). In the future, apartments and office uses, associated roads and urban infrastructure will be completed with this project.

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 Gaither Annual Review includes parcels 144534000, 144492-000, 144514-000, 144516-000. The site is approximately located at 3611, 3701, 3813 NE 78th Street in Vancouver, 98665 in Vancouver, Clark County, WA

B. Environmental Elements

Agency use only

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.
The topography of the site slopes mostly to the east.
- b. What is the steepest slope on the site and the approximate percentage of the slope?
15-25%
- 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.
HoB (Hillsboro Loam) on 100% of the site.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, please describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or proposed grading. Also, indicate the source of fill. **Grading will occur onsite for infrastructure development and apartment/office construction. The exact quantities will be based on final site plans and are unknown at this time.**
- 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 at the time of future development during construction but erosion control practices will be utilized to minimize impacts.**
- g. What percentage of the site will be covered with impervious surfaces after the project construction (e.g., asphalt or buildings)?
Approximately 75%.

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. **During future development after additional SEPA review, construction equipment will emit exhaust. Air may get dusty during construction. Erosion control practices will be utilized to minimize impacts.**

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

Agency use only

a. Surface:

1) Is there any surface water body on or in the vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe the type and provide names and into which stream or river it flows into. **There are no mapped wetlands, habitat or other critical areas known to exist on the site.**

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

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? Please provide description, purpose, and approximate quantities: **N/A**

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.
Groundwater will not be withdrawn. Stormwater will be treated and infiltrated into the ground using bioretention and/or other approved BMP's. Quantity varies depending on rainfall.
- 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. **None**

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.
Infiltration is proposed for the stormwater from the future project to the maximum extent feasible. Bioretention or other approved BMP's will be used to treat the contaminated runoff and then it will be infiltrated on-site or released at predeveloped rates. Water may also be released at predeveloped rates in accordance with county and state codes.
- 2) Could waste materials enter ground or surface waters? If so, please describe. **No**

Agency use only

- 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 and release stormwater runoff at pre-developed rates 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, celgrass, milfoil, other
 - **Other types of vegetation and native brush.**
- b. What kind and amount of vegetation will be removed or altered?
Grass, trees and shrubs will be removed for roadway and eventual apartment construction.
- c. List threatened or endangered species on or near the site.
None known
- d. List proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site:
The site will be fully landscaped prior to occupancy of the future development, consistent with Clark County standards. Native plants will be used when and where appropriate.

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 known.** Agency use only
- 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, rain garden plantings and opens space tracts 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.
Natural gas and electricity will be used for all energy needs regardless of use.
- 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:
For future development 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:
Public sewer and water will serve the site.
- b. Noise
- 1) What types of noise exist in the area which may affect your project (e.g., traffic, equipment, operation, other)? **The site is bordered by busy roads. Background noise will be ongoing.**

- 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 noise will be associated with residential uses.**

Agency use only

- 3) Proposed measures to reduce or control noise impacts:
Construction noise will be limited to allowed hours.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
The site currently has existing homes and outbuildings. The parcel to the northeast contains a County park. The parcels to the northwest contains a religious institution/school. The parcel to the west is a single-family residence. The parcel to the east is vacant. The parcels to the south contain a mix of single-family residences and light industrial uses.
- b. Has the site been used for agriculture? If so, please describe.
None known
- c. Describe any structures on the site.
Single Family Homes and outbuildings.
- d. Will any structures be demolished? If so, please describe.
Yes, all will be demolished
- e. What is the current zoning classification of the site?
GC (General Commercial)
- f. What is the current comprehensive plan designation of the site?
C (Commercial)
- 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.
No
- i. How many people would reside or work in the completed project?
Approximately 750 people may reside or work in the apartments and office uses but this will depend on final design of a future project subject to an additional application.
- j. How many people would the completed project displace?
None

- k. Please list proposed measures to avoid or reduce displacement impacts: **None proposed.**
- l. List proposed measures to ensure the proposal is compatible with existing and projected land uses and plans:
Access roadway improvements and sidewalks will be provided around the site for pedestrian circulation

9. Housing

Agency use only

- a. Approximately how many units would be provided? Indicate whether it's high, middle, or low-income housing. **Up to 303 new, middle income apartment or office units could be created with a future site plan.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether it's high, middle, or low-income housing. **3 single family homes, middle income, will be eliminated.**
- c. List proposed measures to reduce or control housing impacts: **N/A**

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?
Unknown at this time. To be determined when project proposed in a future application.
- b. What views in the immediate vicinity would be altered or obstructed?
It is anticipated that no large vistas or views will be altered with this project.
- c. Proposed measures to reduce or control aesthetic impacts:
Adding landscape buffers to screen future buildings from adjacent properties. Construction of aesthetically pleasing buildings 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?
The buildings, pathways, roads and parking areas will be lighted at night. All lighting will be designed to minimize glare.

- 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? **Luke Jensen Sports Park is to the northeast. The Padden Trail is to the east.**
- b. Would the project displace any existing recreational uses? If so, please describe. **No** Agency use only
- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant:
Uses will be subject to school and park impact fees 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. **None known**
- b. Please describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts:
N/A

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.

The proposed project will take access from the existing 78th Street. The project will construct NE 39th Avenue on the eastern boundary of the site. Internal roadways and parking will be constructed on-site to serve the proposed apartments/office uses.

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

C-TRAN Route #78 runs along NE 78th Street.

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

No parking spaces are proposed at this time. Future site plans will provide required parking spaces. No parking spaces 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 proposed project will take access from the existing 78th Street. The project will construct NE 39th Avenue on the eastern boundary of the site. Internal roadways and parking will be constructed on-site to serve the proposed apartments/office uses.

- 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.

Agency use only

Up to approximately 1,996 new trips per day could be generated. 153 net new AM peak trips and 186 net new PM peak trips

- 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 apartments/offices uses 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:

Future development of the site will pay school, park and transportation impact fees as necessary.

16. Utilities

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

Electricity, natural gas, water, telephone, sanitary sewer 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

Sewer: Clark Regional Waste Water District

Telephone: Qwest or Comcast

Electricity: Clark Public Utilities

Gas: NW Natural Gas

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:  Date Submitted: 1/29/18

Agency use only

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?

No.

Proposed measures to avoid or reduce such increases are:

None.

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

This proposal will not affect protected plants, animals, fish, or marine life. Future development of the site will require the removal of vegetation for the construction of apartments and office uses.

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

None.

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

This proposal will not deplete energy or natural resources. Future development of the site will require the use of energy and natural resources to construct apartments/office uses.

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

None.

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?

There are no environmentally sensitive areas on-site.

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

None.

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?

The proposal will not affect shoreline use. The proposal will change the land uses allowed for the subject property, which uses can be compatible with the surrounding area.

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

Agency use only

None.

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

This proposal will not increase demands on transportation or public services and utilities. In the future, apartments/office uses may be constructed on the site which will increase demands on transportation or public services and utilities.

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

This project will pay impact fees and construct any necessary infrastructure to mitigate for any future increase in demand.

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

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



File # CPZ2018-00006, SN 144492000 144514000 144516000 144534000
 T2N R1E Sec 12
 Preliminary Land Division

Owner: GAITHER FAMILY II LLC

- Subject Property Location
- Comp Plan Boundary
- Mining
- Industrial Reserve
- Columbia River Gorge N.S.A.



Geographic Information System
 Printed on: Feb 13, 2018
 Project: c:\usr_proj\xxOrd\195251_131132\AnnRev2.mxd ()

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.