



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2019-00008 Whipple Creek – The proposal requests the county amend the comprehensive plan and zoning on one parcel with a total of 21.16 acres from Rural 10 (R-10) comprehensive plan designation with Rural (R-10) zoning to Rural 5 (R-5) comprehensive plan designation with Rural (R-5) zoning.

Proponent: Paul Williams

Location of proposal, including street address, if any: The parcel number is 180317002 located at approximately 19111 NW 67th Ave, Ridgefield, 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: October 12, 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: July 18, 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

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of the proposed project, if applicable: ***Whipple Creek Executive Home Sites***
2. Name of applicant: ***Paul Williams***

3. Address and phone number of applicant and contact person: **7504 NW 10th Ave, Vancouver WA 98685**
4. Date checklist prepared: **7/1/2019**
5. Agency requesting checklist: **Clark County**
6. Proposed timing or schedule (including phasing, if applicable): **The project will start when this project has the needed permits from the County**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **None**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **None**
10. List any government approvals or permits that will be needed for your proposal, if known. **None**
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.) **This project proposes to divide 21.16 acre parcel into three 1 acre parcel and the remainder 18.16 acres**
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. **Parcel number is 108317-002 located NW 1/4 section 07 township 3 north**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)? 35%

- 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. ***The site has loam soil***
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ***No history of unstable soil***
- 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. ***The construction of the four single-family home and private driveway will generate 150 cubic yards of cut and fill.***
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. ***No***
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? ***Approximately 2% of the site will be impervious surfaces.***
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: ***No***

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. ***Short term exhaust emissions and dust generated from construction equipment are expected. Long term impacts include standard vehicle emissions. Other emission source include building emissions from heating, ventilation and air conditioning.***
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. ***No***
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: ***None***

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. ***Yes Whipple Creek is located to the south portion of the site.***
 - 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. ***None***

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

None

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

None

- 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. **None**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. ***The property is within the Clark Public Utilities (CPU) service district and service lines currently exist in the area. Future development will use water provided by CPU. There is also a well onsite that currently serves the property.***

- 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 County Health Department has approved the use of a septic system for the new future homes. Each future home will be served by a private septic system. The septic system will be sized to served each future home.***

c. Water runoff (including stormwater): ***The future driveways and future homes will infiltrate stormwater per Clark County Stormwater manual.***

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. ***The project proposes to infiltrate the stormwater run-off. The future driveway and future home will construct infiltration trench to infiltrate the stormwater runoff per Clark County Stormwater Manual.***

2) Could waste materials enter ground or surface waters? If so, generally describe. **No**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None**

4. **Plants** [\[help\]](#)

a. Check the 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? **None**

c. List threatened and endangered species known to be on or near the site. **None**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None**

e. List all noxious weeds and invasive species known to be on or near the site. **None**

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **None**
- c. Is the site part of a migration route? If so, explain. **None**
- d. Proposed measures to preserve or enhance wildlife, if any: **None**
- e. List any invasive animal species known to be on or near the site. **None**

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **The proposed future homes will use electric for heating**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No**
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: **None**

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **None**
- 1) Describe any known or possible contamination at the site from present or past uses.
None

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **None**
- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. **None**
- 4) Describe special emergency services that might be required. **None**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. *Noise*

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **Short term typical construction noise**
- 3) Proposed measures to reduce or control noise impacts, if any: **None**

8. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Single-family home site**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **No**
 - 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **None**
- c. Describe any structures on the site. **Single-family home and very small barn**
- d. Will any structures be demolished? If so, what? **No**

- e. What is the current zoning classification of the site? **R-10**
- f. What is the current comprehensive plan designation of the site? **Rural**
- g. If applicable, what is the current shoreline master program designation of the site? **Rural conservancy residential**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Wetland and habitat buffers and steep slopes are located south portion of the parcel and outside of the proposed development site.**
- i. Approximately how many people would reside or work in the completed project? **12 people**
- j. Approximately how many people would the completed project displace? **None**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **none**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **none**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Single-family homes will be high-income housing.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **none**
- c. Proposed measures to reduce or control housing impacts, if any: **none**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **45 feet**

- b. What views in the immediate vicinity would be altered or obstructed? **none**

- b. Proposed measures to reduce or control aesthetic impacts, if any: **None**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None**

- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No**

- c. What existing off-site sources of light or glare may affect your proposal? **none**

- d. Proposed measures to reduce or control light and glare impacts, if any: **none**

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? **none**

- b. Would the proposed project displace any existing recreational uses? If so, describe. **none**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None**

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe. **No**

- 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**
- 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. **None**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None**

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. *The private driveway will access onto NW 67th Ave which is a public road*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? The site is not served by public transit. The nearest public transit stop 5 miles away.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **none**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **This project proposes 30 average daily vehicle trips. The project anticipate 5% of these daily vehicle trips to be deliver trucks.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **None**

h. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **None**

b. Proposed measures to reduce or control direct impacts on public services, if any. **None**

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other public water and electricity and private septic system

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. **The project will install a public water line to serve each future home site. The project will install electricity and telephone to each future home site. All construction on the site will be designed to comply with the state adopted codes and policies related to energy conservation.**

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Williams

Name of signee Paul Williams

Position and Agency/Organization Owner Engineering Northwest PLLC

Date Submitted: 7/1/2019

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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?

This project will not increase discharge to water because increase discharge to water is not permitted by Clark County Code. The project anticipates normal emission discharge that is type for a four lot short plat. This project will not release toxic or hazardous substances

Proposed measures to avoid or reduce such increases are:

This proposed project will meet today environmental standards which provides measures to avoid or reduce storage or release of toxic or hazardous substances.

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

This project proposes to meet today environmental standards that prevent the project from impacting plants, animals fish or marine life.

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

This project will meet today environmental standards which are measures to protect and conserve plants, animals, fish or marine life.

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

This project will use many products to construct homes and underground utilities that have the potential to deplete energy or natural resources.

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

This project can't protect or conserve energy and natural resources for home construction or site development infrastructure improvements.

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?

This project will avoid any area that has been designated as sensitive areas.

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

This project will provide building setbacks from any environmental sensitive area

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?

This project will not impact shoreline use.

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

This project will provide a building setback from any shoreling

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

This project will increase the demands on the transportation system.

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

This project will pay traffic impact fee to Clark County. These traffic impact fees will fund transportation improvements

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

This project will meet or exceed any local, state or federal laws that require protecting the environment