



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *CPZ2018-00005 Manufactured Housing Code Updates*

The county is proposing to update the manufactured housing and mobile home development code language. The code will apply anywhere manufactured housing or mobile homes are allowed, which are located primarily in residential zones. The updated development code definitions and standards would bring the code into compliance with the state and federal law regarding manufactured housing.

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any: *Countywide*

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: July 31, 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: 7-9-18 **Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Laurie Lebowsky, Planner III, (564) 397-4544.





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

A. BACKGROUND

1. Name of proposed project, if applicable:

CPZ 2018-00005 Manufactured Homes

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 9, 2018

5. Agency requesting checklist:

Clark County, WA

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

If the County Councilors adopt the proposed code updates, they will go into effect in September or October of 2018. It will apply only to new applications.

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.

Not applicable

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.

No

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.)

The county is proposing to update the manufactured housing and mobile home development code language. The code will apply anywhere manufactured housing or mobile homes are allowed, which are located primarily in residential zones. The updated development code definitions and standards would bring the code into compliance with the state and federal law regarding manufactured housing.

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.

The county is proposing to update the manufactured housing and mobile home development Title 40 development code language. The code will apply anywhere



manufactured housing or mobile homes are allowed, which are located primarily in residential zones. This is not a site specific request.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site:

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

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 as this proposal is not site-specific. This is a non-project related action.

- 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



- 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 as this proposal is not site-specific. This is a non-project related action.

b. Ground Water:

- 1) Will ground water 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 .

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 as this proposal is not site-specific. This is a non-project related action.

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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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 as this proposal is not site-specific. This is a non-project related action.

- c. List threatened or endangered species known to be on or near the site.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;

Not applicable as this proposal is not site-specific. This is a non-project related action.

- e. List all noxious weeds and invasive species known to be on or near the site.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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, sherring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- c. Is the site part of a migration route? If so, explain.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

e. List any invasive animal species known to be on or near the site.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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 as this proposal is not site-specific. This is a non-project related action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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 as this proposal is not site-specific. This is a non-project related action.



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 as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 applicable as this proposal is not site-specific. This is a non-project related action.

- 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 as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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



Not applicable as this proposal is not site-specific. This is a non-project related action.

b. Noise

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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?

Not applicable as this proposal is not site-specific. This is a non-project related action.

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 applicable as this proposal is not site-specific. This is a non-project related action.

c. Describe any structures on the site.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



9. Housing

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

This proposal would not increase the number of units provided; however, these proposed code changes would make it easier to place manufactured housing which would increase housing choice. It would provide middle- and low-income housing options.

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

No housing would be eliminated. The proposed code changes would make it easier to place manufactured housing units which increase housing choice for middle- and low-income housing.

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

The proposed code changes would have no impacts regarding housing impacts. The purpose of the code changes is to bring County into compliance with state and federal laws regarding manufactured housing.

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 as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



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

Not applicable as this proposal is not site-specific. This is a non-project related action.

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 as this proposal is not site-specific. This is a non-project related action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable as this proposal is not site-specific. This is a non-project related action.

- c. What existing off-site sources of light or glare may affect your proposal?

Not applicable as this proposal is not site-specific. This is a non-project related action.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not applicable as this proposal is not site-specific. This is a non-project related action.

12. Recreation

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

Not applicable as this proposal is not site-specific. This is a non-project related action.



- b. Would the proposed project displace any existing recreational uses? If so, describe.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 as this proposal is not site-specific. This is a non-project related action.

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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.



- 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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?

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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).

Not applicable as this proposal is not site-specific. This is a non-project related action.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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.

Not applicable as this proposal is not a site-specific, non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related 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.

Not applicable as this proposal is not site-specific. This is a non-project related action.

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

16. Utilities

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

Not applicable as this proposal is not site-specific. This is a non-project related action.

- 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 as this proposal is not site-specific. This is a non-project related action.

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: Laurie Lebowsky
Name of signee
Laurie Lebowsky
Position and Agency/Organization Planner III/Clark County Community Planning
Date Submitted: 9 July 2018

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?

It is not likely to increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances or production of noise. The proposed changes would update the County development code so it complies with updated state and federal laws regarding manufactured housing. It would allow it them to be placed more easily than is currently the situation. The proposed development code changes would increase housing choice, not the overall number of houses because the manufactured homes would be placed in locations where houses would be allowed anyway. It would provide an affordable housing choice to consumers.

Proposed measures to avoid or reduce such increases are:

This is not applicable because the proposed code changes would not cause increases.

2. How would the proposal be likely to affect plants, animals, fish or marine life?
It would have the same effect on plants, animals, fish, or marine life because the code changes would only increase the variety of housing, not increase the overall number of houses or development.

This is not applicable because the proposed code changes would not cause increases.

Proposed measures to avoid or reduce such increases are:

This is not applicable because the proposed code changes would not cause increases.

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

The proposed development code changes would not cause a net increase in depletion of energy or natural resources. The code changes would only increase the variety of housing, not increase the overall number of houses or development.



Proposed measures to avoid or reduce such increases are:

This is not applicable because the proposed code changes would not cause increases.

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?

The proposal would have no negative net impact on environmentally sensitive areas because it would simply increase variety of housing and not the overall number of houses.

Proposed measures to avoid or reduce such increases are:

This is not applicable because the proposed code changes would not cause increases.

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 proposal would not affect land and shoreline use and would not allow or encourage land or shoreline uses incompatible with existing plans because the proposed code changes would increase housing choice and not the overall development of housing.

Proposed measures to avoid or reduce such increases are:

This is not applicable because the proposed code changes would not cause increases.

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



The proposal would not cause a net increase in demands on transportation or public services and utilities because the proposal is to increase housing choice by allowing more manufactured homes to be placed. They would be placed in locations where residential development is already allowed, so it would cause no net increase in demands on transportation or public services and utilities.

Proposed measures to avoid or reduce such increases are:

This proposal would not create a net negative increase in transportation impacts or net increased demands on public services and utilities because the proposed code changes would increase housing choice and not the overall development of housing.

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

By updating the County's Title 40 Development Code, the proposal will bring the code into compliance in state and federal laws regarding manufactured housing.

