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CLARK COUNTY
WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Through a Conditional Use Permit and on a parcel(s) larger than 5 acres, allow for Residential Treatment Facilities in the Rural Center Residential districts (RC-1, RC-2.5).

Proponent: Clark County Department of Community Development

Location of proposal, including street address, if any: none

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 until the close of the **14-day comment period, which ends on February 24, 2016.**

Responsible Official: Martin Snell
Position/title: Community Development Director
Address: Clark County Community Development
1300 Franklin Street/P.O. Box 9810
Vancouver, WA 98666-9810

Date: February 2, 2016 **Signature:**

The staff contact person and telephone number for any questions on this review is **Martin Snell, (360) 397-2375 Ext. 4101, or e-mail Marty.Snell@clark.wa.gov**

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Conditional use for Residential Treatment Facilities on larger parcels in the Rural Center Residential districts (RC-1, RC-2.5)

2. Name of applicant:

Clark County Community Development

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

Attention: Martin Snell, (360) 397-2375 ext 4101
Clark County Community Development Department
1300 Franklin Street/P.O. Box 9810
Vancouver, WA 98666-9810

3. Date checklist prepared:

February 1, 2016

5. Agency requesting checklist:

Clark County Dept. of Community Development

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

Planning Commission Public Hearing – February 18, 2016
Board of County Councilors Public Hearing – March 8, 2016

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

No

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.

No, as this is a non-project action.

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

Adoption by the Clark County Board of County Councilors

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.

This is a non-project action, consisting of an amendment to the uses allowed in the Rural Center Residential districts (RC-1, RC-2.5) under Clark County Code 40.210.030(C). The proposed code amendment would allow residential treatment facilities through a Conditional Use Permit on parcels larger than five (5) acres.

12. Location of the proposal.

- Clark County, WA

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

- Not applicable, as this is a non-project action.

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

- Not applicable

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

- Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

2. Air

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

- Not applicable, as this is a non-project action.

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

- Not applicable

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

- Not applicable

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 is a non-project 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

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

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

-Not applicable

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

-Not applicable

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

b. Ground Water:

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

- Not applicable, as this is a non-project 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

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

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

- Not applicable

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

- Not applicable

4. Plants

- a. Check or circle types of vegetation found on the site.** A wide variety of vegetation is found within the unincorporated urban growth areas of Clark County to which this non-project action applies.

deciduous tree:	alder, maple, poplar, cottonwood, oak, and willow
evergreen tree:	fir, cedar, pine
shrubs:	rhododendron, elderberry, vine maple, hazel, blackberries, poison oak
grass:	various native grasses
crop or grain:	pasture, corn, berries, hay, orchards
wet soil plants:	cattail, buttercup, bullbrush, wapato
water plants:	water lily, eelgrass
other vegetation:	field horsetail

- b. What kind and amount of vegetation will be removed or altered?**

- Not applicable, as this is a non-project action.

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

- Not applicable

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

- Not applicable

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 local birds
 mammals: deer, beaver, coyote, opossum, weasel, raccoon, otter, rabbits, squirrel, and other small mammals and domestic farm animals
 fish: Lamprey, sturgeon, salmon, steelhead, trout, herring, smelt, minnows, carps, suckers, catfish, sandroller, sunfish, perch, sculpin.

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

There are seven state and/or federally threatened or endangered species that may be found in Clark County and/or the five surrounding counties.

Snake River Sockeye Salmon	status: Federal Endangered
Upper Columbia River Chinook salmon	status: " "
Upper Columbia River Chinook steelhead	status: " "
Aleutian Canada Goose	status: " "
Northern spotted owl	status: " "
Bald eagle	status: Federal/State Threatened
Bull trout	status: " "
Coho	status: " "
Western pond turtle	status: State Threatened
Sandhill crane	status: " "

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

-A portion of the Pacific Flyway crosses Clark County, WA.

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

-No changes are proposed to existing county habitat or wetlands ordinances

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 is a non-project action.

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

- Not applicable

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

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 is a non-project action.

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

- Not applicable

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

- Not applicable

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 is a non-project 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

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

- The proposed amendment is intended to require staffed residential care homes to comply with existing nuisance codes, or risk revocation of their conditional use permit.

8. Land and Shoreline Use

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

- Not applicable, as this is a non-project action.

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

- Not applicable

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

- Not applicable

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

-Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

-Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

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

- Not applicable

9. Housing

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

- Not applicable.

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

-- Not applicable

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

-- Not applicable. The proposed amendment to the code regarding staffed residential care homes is not expected to increase or decrease the number of such homes, only provide more standards, strict enforcement of other codes, and provide information to neighbors regarding the use of the care home.

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 is a non-project action.

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

- Not applicable

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

- Not applicable

11. Light and Glare

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

- Not applicable, as this is a non-project action.

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

- Not applicable

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

- Not applicable

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

- Not applicable

12. Recreation

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

- Not applicable, as this is a non-project action.

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

- Not applicable

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

- Not applicable.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

- Not applicable, as this is a non-project action.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.**

- Not applicable

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

- Not applicable

14. Transportation

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

- Not applicable, as this is a non-project action.

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

- Not applicable

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

- The proposed amendment will require one on-site parking space for each adult supervisor.

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

- Not applicable

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

- Not applicable

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

- Not applicable

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

- Not applicable

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

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

- None

16. Utilities

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

- Not applicable as this is a non-project 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

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: February 2, 2016

Martin L. Snell, AICP
Director

D. SUPPLEMENTAL SHEET FOR NON 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 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?**
This application proposes a development code change only. No development is proposed at this time. Applications for future development will be prepared and submitted for review and approval.
- 2. How would the proposal be likely to affect plants, animals, fish or marine life?**
This application proposes a development code change only. If applicable, site plans for proposed development will also be prepared and submitted at a future time. Future applications will be reviewed for compliance with applicable ordinances and code sections including habitat, wetlands, archaeology, etc.
- 3. How would the proposal be likely to deplete energy or natural resources?**
This application proposes a development code change only.
- 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 application proposes a development code change only. Conditional use permit applications for proposed development will be prepared and submitted at a future time. Future applications will be reviewed for compliance with applicable ordinances and code sections including habitat, wetlands, historic/archaeology, etc.
- 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 application proposes a development code change only.
- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?**
This application proposes a development code change only in Rural Centers of Clark County.
- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
Applications for conditional use permits will be reviewed for compliance with current and applicable code standards and guidelines. This application proposes a development code change only.