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CLARK COUNTY
WASHINGTON



COMMUNITY DEVELOPMENT

THIS IS A SECOND MAIL-OUT FOR THIS PROJECT WITH COMPLETED INFORMATION. ON THE FIRST MAILING, THE ATTACHED CHECKLIST WAS SCANNED AND MISSING EVERY OTHER PAGE. COMMENT PERIOD HAS BEEN EXTENDED ACCORDINGLY.

File Name: **SEPA Categorical Exemptions**
File Number: **N/A**
Date Published: **April 8, 2013**



Today's Date: **April 18, 2013**

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of **April 8, 2013**, the lead agency will not act on this proposal until the close of the **14-day comment period, which ends on May 2, 2013**.

Please address any correspondence to: Clark County Community Development
RE: SEPA Comments
Attn: **Jan Bazala**
PO Box 9810
Vancouver, WA 98660-9810

DISTRIBUTION:

Federal Agencies:

Bonneville Power Administration
Federal Aviation Administration, Aeronautics Division
Gifford Pinchot National Forest USDA
US Army Corps of Engineers
US Fish & Wildlife Service, Ridgefield, WA
US Fish & Wildlife Service, ESA Division Manager, Portland, OR
US Forest Service, NSA Office, Hood River, OR

Native American Interest:

Chehalis Tribal Council
Chinook Nation/Indian Country
Columbia River Inter-Tribal Fish Commission
Confederated Tribes of Grand Ronde
Confederated Tribes of Warm Springs
Cowlitz Tribe, Longview, WA
Nisqually Indian Tribe
Quinault Nation Business Committee
Shoalwater Bay Tribe
Yakima Indian Nation
Nez Perce Tribe, Lapwai, ID

1300 Franklin Street, 3rd Floor • P.O. BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2375 • FAX (360) 397-2011 • TDD (360) 397-6762 • commdev@clark.wa.gov

State Agencies: WSDOT, SW Region - Donald Wagner
WSDOT, SW Region - Jeff Barsness
WSDOT, SW Region - Ken Burgstahler

State Agencies required by
Dept. of Commerce: Department of Commerce - Ike Nwankwo
Department of Commerce - Review Team
Department of Commerce - David Andersen
Department of Corrections, Olympia, WA
Department of Health, Office of Drinking Water, Olympia, WA
Department of Ecology SEPA Unit
Department of Fish & Wildlife, Region 5 - Lisa Renan, Vancouver, WA
Department of Fish & Wildlife, Priority Habitats - George Fornes
Department of Fish & Wildlife, Shorelines - Katie Knight
Department of Fish & Wildlife - Review Team
Department of Natural Resources - SEPA Center
Department of Social & Health Services - Edwin Vaibert
Department of Transportation - Katherine Klockenteger
Parks and Recreation Commission, State of WA - Randy Kline
Utilities and Transportation Commission
WA Office of Archaeology & Historic Preservation - Robert Whitlam

Regional Agencies:
Regional Transportation Council - Lynda David
SW Clean Air Agency - David Joyner

Local Agencies:
Clark County Department of Community Development
Building Division - Jim Muir
Fire Marshal's Office
Clark County Public Works:
78th Street
Environmental Services - Jo Anne Berg
Transportation Division - Rob Klug
Clark County Sheriff's Office - Sheriff Gary Lucas
Clark County Emergency Management
Clark County Prosecutor's Office - Christine Cook
City of Vancouver:
Community Planning - Chad Eiken
Clark Vancouver Parks & Recreation - Laura Hudson
Transportation - Thayer Rorabaugh
Clark County Health Department - Carla Sowder

School Districts:
Battle Ground School District
Camas School District
Evergreen School District
Green Mountain School District
Hockinson School District
La Center School District
Ridgefield School District
Vancouver School District
Washougal School District
Woodland School District

Cities and Town:
City of Battle Ground - Robert Maul
City of Camas - Phil Bourquin
City of La Center - Dale Miller

City of Ridgefield - Jim Perry
City of Vancouver - Chad Eiken, Bryan Snodgrass
City of Washougal - Mitch Kneipp
City of Woodland - Carolyn Johnson
Town of Yacolt - Jeff Niten

Special Purpose Agencies: C-Tran - Jeff Hamm
C-Tran - Development Review
Clark County Public Utilities (PUD) - Dana Allen
Clark Regional Wastewater District
Natural Resources Conservation Service (NRCS) - Rebecca Morris
Port of Camas-Washougal - David Ripp, Executive Director
Port of Ridgefield
Port of Vancouver
Vancouver Housing Authority

Libraries: Battle Ground Library
Camas Library
Cascade Park Library
Vancouver Community Library
Ridgefield Library
Vancouver Mall Library
Washougal Library
Woodland Library

Fire Districts: East County Fire & Rescue - Chief Scott Koehler
Fire Protection District No. 2 - Chief Michael Jackson
Fire Protection District No. 3 - Chief Steve Wrightson
Fire Protection District No. 5 & 81 - Chief Don Bivins
Fire Protection District No. 6 - Chief David Taylor
Fire Protection District No. 10 - Chief Sam Arola
Clark County Fire & Rescue - Chief Dennis Mason
Fire Protection District No. 13 - Chief Ben Peeler

Neighborhoods & Homeowner Associations: Andresen/St. Johns Neighborhood Association - Neil Chambers
Concerned Citizens of Hockinson Neighborhood Association - Jack Bremer
Daybreak Neighborhood Association - Sam & Julia Richard
East Fork Frontier neighborhood Association - Sandra Bennett
East Fork Hills Rural Association - Val Alexander
East Minnehaha Neighborhood Association - Sue Lintz
Enterprise Paradise Point Neighborhood Association - VaNessa Duplessie
Evergreen East Neighborhood Association - Doug Paulson, c/o L. Meharry
Fairgrounds Neighborhood Association - Bridget Schwarz
Felida Neighborhood Association - Milada Allen
Fern Prairie Neighborhood Association - Jim Fisher
Fisher-Mill Plain Neighborhood Association - Stacey Johnson
Greater Brush Prairie Neighborhood Association - Sam Kim
Green Meadows Neighborhood Association - Dave Socolofsky
Heritage Neighborhood Association - Christie BrownSilva
Meadow Glade Neighborhood Association - Harold Hansen & Wayne Turvey
NE Hazel Dell Neighborhood Association - Bud Van Cleve
N.A.C.C.C. - Doug Ballou (mail: Art Stubbs)
N.Fork LewisRiver Neighborhood Association - D. Petersen c/o Paul Sorenson
North Salmon Creek Neighborhood Association - Paul Scarpelli
Pleasant Highlands Neighborhood Association - Ron Price

Proebstel Neighborhood Association - Wendy Garrett
Ridgefield Junction Neighborhood Association - Dave Kelly
Roads End Neighborhood Association - Barbara Murray
Sherwood Hills Neighborhood Association - Dick Durland
Sifton Neighborhood Association - Christie BrownSilva
Sunnyside Neighborhood Association - George White
Truman Neighborhood Association - Eldon & Venus Kohler
Washougal River Neighborhood Association - Brendan Addis
West Hazel Dell Neighborhood Association - Ila Stanek

Media:

Camas-Washougal Post Record - Heather Acheson
Columbian - Elisa Williams
KGW NW TV Ch. 8 - Joe Arndt
KOIN News Center 6 - Bruce Williams
KPDX - Fox 49
Oregonian, Vancouver - Bill Stewart
Reflector, Battle Ground - Marvin Case

Other Interested Parties:

BIA (Building Industry Assoc.) of SW Washington
CC Airport Owners & Managers Association - Dale Detour
CCNRC - Clark County Natural Resource Council - John & Diane Karpinski
Chamber of Commerce - Kelly Parker
Clark County Association of Realtors
Clark County Citizens in Action - Jan Baldwin
Clark County Citizens in Action - Thomas McConathy
Clark County Citizens United - Carol Levanen
Clark County Citizens United - Nick Redinger
Columbia River Economic Development Council (CREDC)
Cowlitz-Wahkiakum COG - Rosemary Siipola
County Road Administration Board (CRAB) - Sam Wentz
Eric Fuller & Associates
Foster Pepper & Shefelman - Tayloe Washburn
Friends of Clark County
Friends of Columbia Gorge - Richard Till
Kent Landerholm & Associates, Inc.
Landerholm Law Firm - Randy Printz
Landerholm Law Firm - Kelly Flanigan
Jordan Ramis PC - James Howsley
PBS Environmental - Bart B. Phillips
Rural Clark County Preservation Association (RCCPA) - Dennis Dykes
Stoel Rives LLP - Mark Feichtinger
SW WA Contractors Association - Mike Bomar
WSU, Finance & Operations - Lynn Valenter
Aaby, Clifford
Collier, Mark
Cooper, David
Hadley, Ken
Herron, Wuanita M.

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *Clark County is proposing to amend the county's SEPA Categorical Exemptions for minor new construction in CCC 40.570.090 as follows:*

Note: proposed new text is double underlined>; text proposed to be removed is ~~struck through~~

40.570.090 Categorical Exemptions

A. Purpose of This Section and Adoption by Reference.

This section contains rules for determining if a proposal is exempt from environmental review under this chapter. This section also applies optional criteria for exemptions, including establishment of local thresholds, designation of critical areas, and selection of nonexempt actions within those areas. The county adopts the following sections of the SEPA Rules by reference, as supplemented in this section:

WAC

- 197-11-305 Categorical exemptions
- 197-11-800 Categorical exemptions
- 197-11-880 Emergencies
- 197-11-890 Petitioning DOE to change exemptions
- 197-11-908 Critical areas

RCW 43.21C.410 Battery charging and exchange station installation

B. Use of Exemptions.

1. Each department within the county that receives an application for a license or, in the case of governmental proposals, the department initiating the proposal, shall determine whether the license and/or the proposal is exempt. The department's determination that a proposal is exempt shall be final and not subject to administrative review. If a proposal is exempt, none of the procedural requirements of this chapter apply to the proposal. The county shall not require completion of an environmental checklist for an exempt proposal.
2. In determining whether or not a proposal is exempt, the department shall make certain the proposal is properly defined and shall identify the governmental licenses required (WAC 197-11-060). If a proposal includes exempt and nonexempt actions, the department shall determine the lead agency, even if the license application that triggers the department's consideration is exempt.
3. If a proposal includes both exempt and nonexempt actions, the county may authorize exempt actions prior to compliance with the procedural requirements of this chapter, except that:

- a. The county shall not give authorization for:
 - (1) Any nonexempt action;
 - (2) Any action what would have an adverse environmental impact; or
 - (3) Any action that would limit the choice of alternatives;
- b. A department may withhold approval of an exempt action that would lead to modification of the physical environment, when such modification would serve no purpose if nonexempt action(s) were not approved; and
- c. A department may withhold approval of exempt actions that would lead to substantial financial expenditures by a private applicant when the expenditures would serve no purpose if nonexempt action(s) were not approved.

C. Exempt Levels for Minor New Construction.

Clark County establishes the following exempt levels for the minor new construction activities under WAC 197-11-800(1)(b) based on local conditions except when undertaken wholly or partly on lands covered by water as authorized under RCW 43.21C.135:

1. For residential structures in WAC 197-11-800(1)(b)(i), ~~up to twenty (20) thirty (30) or fewer single family residential~~ dwelling units shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, ~~four (4) twenty (20) or less fewer~~ dwelling units shall be exempt.
2. ~~For residential structures in WAC 197-11-800(1)(b)(ii), sixty (60) or fewer multifamily residential dwelling units shall be exempt within unincorporated urban areas designated by the comprehensive plan.~~
23. For agricultural structures in WAC 197-11-800(1)(b)(ii), (iii) the exempt threshold shall be ~~ten thousand (10,000) forty thousand (40,000)~~ square feet.
34. For office, school, commercial, recreational, service or storage buildings (but not including manufacturing buildings) in WAC 197-11-800(1)(b)(iii), (iv) up to ~~twelve thousand (12,000) thirty thousand (30,000)~~ square feet of gross floor area and up to ~~forty (40) ninety (90)~~ associated or stand-alone parking spaces shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, the exempt levels for these facilities shall be ~~four thousand (4,000) twelve thousand (12,000)~~ square feet or less, and up to ~~twenty (20) forty (40) associated or stand-alone~~ parking spaces.
4. ~~For parking lots in WAC 197-11-800(1)(b)(iv), up to forty (40) parking spaces shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, the exempt level shall be twenty (20) parking spaces.~~
5. For landfills and excavations in WAC 197-11-800(1)(b)(v), up to ~~five hundred (500) one thousand (1,000)~~ cubic yards shall be exempt.
6. Whenever the county establishes new exempt levels under this section, it shall send them to the Washington Department of Ecology, Headquarters Office, Olympia, Washington 98504, under WAC 197-11-800(1)(c).

D. Critical Areas.

1. Clark County designates the following as critical areas, in which the exemptions as specified in subsection (E) of this section do not apply:
 - a. Shoreline Management Areas. Land and water areas under jurisdiction of the Shoreline Management Act are critical areas. These shorelines of the county are mapped in the Clark County Shoreline Master Program, which maps are incorporated in this chapter by reference. All development subject to shorelines substantial development permits, shorelines conditional use permits, and shorelines variance permits are subject to SEPA, provided that SEPA review shall not be required for the exempt shoreline developments listed in Section 40.460.230(B), provided that no part of the exempt shoreline development is located on lands covered by water as defined in WAC 197-11-756. In addition, the minor repair or replacement of structures such as pilings, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks that are specifically exempted within WAC 197-11-800(3) shall also be exempt from SEPA review. (this replaces subsection (1) below)
 - ~~(1) SEPA shall not be required for the exempt shoreline developments listed in Section 40.460.230(B), except when undertaken wholly or partly on lands covered by water. Exempt shoreline developments undertaken wholly or partly on lands covered by water that are specifically exempted by WAC 197-11-800 shall also be exempted from the requirements of this chapter.~~
 - b. Floodplains. All areas within the one hundred (100) year floodplain boundary delineated by the Federal Emergency Management Agency (FEMA) under the Flood Insurance Study for Clark County are critical areas. These one hundred (100) year floodplains are designated on FEMA's Flood Insurance Rate Maps (FIRM), which are incorporated in this chapter by reference.
 - c. Wetlands subject to the provisions of Chapter 40.450 are critical areas.
 - (1) Exemptions listed in Section 40.450.010(C) shall be exempt from SEPA.
 - (2) Other exemptions as specified in Section 40.570.090(E) do not apply unless authorized by a Type I wetland permit under Section 40.450.040(G)(1)(a).
 - d. The following critical areas regulation ordinances but only for personal wireless service facilities:
 - (1) Chapter 40.440, Habitat Conservation;
 - (2) Chapter 40.430, Geologic Hazard Areas;
 - (3) Chapter 40.410, Critical Aquifer Recharge Areas (CARAs).
 2. The scope of environmental review of actions within these areas shall be limited to:
 - a. Documenting whether the proposal is consistent with the requirements of the applicable critical areas ordinance; and
 - b. Evaluating potentially significant impacts on the critical area resources not adequately addressed by the comprehensive plan and implementing ordinances, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.
 3. The county shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The county shall not automatically require an EIS for a proposal merely because it is proposed for location in a critical area.
- E. Non-Applicable Exemptions to Critical Areas.

Clark County selects the following categorical exemptions to be inapplicable within certain critical areas as specified below:

1. The minor new construction exemptions under Section 40.570.090(C) do not apply within any critical area, except that agricultural structures in Section 40.570.090(C)(2) (3) are exempt in shoreline and unstable slope areas, and on slopes of forty percent (40%) or greater.
2. Other minor new construction exemptions under WAC 197-11-800(2) do not apply as follows:
 - a. Bus shelters and other transit facilities in WAC 197-11-800(2)(a) are not exempt in any critical area;
 - b. Commercial and public signs in WAC 197-11-800(2)(b) are not exempt in shoreline management areas;
 - c. Minor road and street improvements in WAC 197-11-800(2)(c) are not exempt in any critical area;
 - d. Grading, septic tank installation, and other activities in WAC 197-11-800(2)(d) are not exempt in any critical area;
 - e. Building additions and modifications in WAC 197-11-800(2)(e) are not exempt in any critical area;
 - f. Demolition of structures in WAC 197-11-800(2)(f) is not exempt in shoreline management areas;
 - g. Underground storage tanks in WAC 197-11-800(2)(g) are not exempt in any critical area; and
 - h. Street or road vacations in WAC 197-11-800(2)(h) are not exempt in shoreline management areas.
3. The approval of short plats under WAC 197-11-800(6)(a) is not exempt in any critical area.
4. Licenses for amusement and entertainment activities in WAC 197-11-800(13)(c) are not exempt in any critical area.
5. Utility-related exemptions under WAC 197-11-800(23) do not apply as follows:
 - a. Communication lines in WAC 197-11-800(23)(a) are not exempt in shoreline management areas;
 - b. Eight (8) inch or less diameter water, sewer and stormwater facilities in WAC 197-11-800(23)(b) are not exempt in any critical area;
 - c. Electric facilities in WAC 197-11-800(23)(c) are not exempt in shoreline management areas;
 - d. Natural gas distribution facilities in WAC 197-11-800(23)(d) are not exempt in shoreline areas; and
 - e. Right-of-way clearing in WAC 197-11-800(23)(f) is not exempt in shoreline areas.
6. The natural resources management exemptions under WAC 197-11-800(24) do not apply as follows:
 - a. Issuance of leases for school sites in WAC 197-11-800(24)(e) is not exempt in any critical area; and
 - b. Development of recreational sites in WAC 197-11-800(24)(g) is not exempt in any critical area.
7. Personal wireless service facilities in WAC 197-11-800(25) are not exempt in any critical area.

Proponent: Clark County Community Development

Location of proposal, including street address, if any:

This is a non-project action that will apply within the confines of unincorporated Clark County

Lead Agency: Clark County, Washington

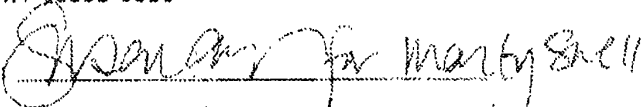
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information 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 18, 2013.**

Responsible Official: Martin Snell
Position/title: Community Development Director
Address: RE: SEPA Comments
Clark County Community Development
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 4/3/13

Signature: 

The staff contact person and telephone number for any questions on this review is Jan Bazala, Planner II, (360) 397-2375 ext. 4499.

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

A. BACKGROUND

1. **Name of proposed project, if applicable:** *SEPA categorical exemptions code changes*
2. **Name of applicant:**
Clark County
3. **Address and phone number of applicant and contact person.**
*Jan Bazala
Clark County Community Development
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2375 extension 4499*
4. **Date checklist prepared:**
March 22, 2013
5. **Agency requesting checklist:**
Clark County, WA
6. **Proposed timing or schedule (including phasing, if applicable):**
If approved by the Clark County Board of Commissioners, the proposed code changes would become effective in mid-June, 2013.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No, as this is a non-project action.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
NA
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.**
NA
10. **List any government approvals or permits that will be needed for your proposal, if known.**
Adoption by the Clark County Board of County Commissioners
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.**
Adopt higher SEPA categorical exemptions for minor new construction as allowed by WAC 197-11-800. See specific text at the beginning of this checklist.

12. Location of the proposal.

This is a non-project action that will apply to the confines of unincorporated Clark County

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**
Not applicable.
- 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. This is a non-project action.
- 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. This is a non-project action. No development is anticipated as part of this application.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Not applicable. This is a non-project action.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Not applicable. This is a non-project action. No development is anticipated as part of this application.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
None. This is a non-project 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 and when the project is completed? If any, generally describe and give approximate quantities if known.**
None, 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:**
None are proposed as part of this non-project 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.
- 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.**
No.
- 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 flood plain? If so, note location on the site plan.**
Not applicable. This is a non-project 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.**
No.

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.**
No.
- 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. This is a non-project action.

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:

No mitigation measures are proposed as part of this non-project 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

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

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

None as part of this non-project action.

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

None known.

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

None proposed as part of this non-project 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, herring, shellfish, other:

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

None observed.

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

Not applicable.

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

None are proposed as part of this non-project 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.
- 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. This is a non-project 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.**
None.
 - 1) **Describe special emergency services that might be required.**
None.
 - 2) **Proposed measures to reduce or control environmental health hazards, if any:**
None proposed as part of this non-project action.
- 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.**
None.
 - 3) **Proposed measures to reduce or control noise impacts, if any:**
None.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**
This is a non-project action that will apply to various uses across Clark County.
- 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?**
None as part of this non-project action.
- e. **What is the current zoning classification of the site?**
This is a non-project action that will apply to various zoning districts across Clark County.
- f. **What is the current comprehensive plan designation of the site?**
This is a non-project action that will apply to various camp plan designations across Clark County.
- 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 for this non-project action.
- 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 for this non-project action proposal.

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:**
None are proposed for this non-project action.

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?**
None are proposed as part this non-project action.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None are proposed as part of this non-project action.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
None as part of this 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:**
None are proposed as part of this non-project action.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Not applicable.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None are proposed as part of this non-project action.

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.
- 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:**
None proposed as part of this non-project action.

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.

- b. **Is the 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?**
Not applicable.
- d. **Will the proposals 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 for this non-project action.
- g. **Proposed measures to reduce or control transportation impacts, if any:**
None proposed as part of this non-project 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.**
No.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed as part of this non-project 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.
- 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.**
None proposed as part of this non-project 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: _____

Date Submitted: April 3, 2013

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?**

This application proposes a development code change only. No development is proposed at this time. Subsequent site plan or subdivision applications for specific future development will be prepared and submitted for review and approval. All the above impacts are addressed through CCC Chapter 40.385 (stormwater), Southwest Washington Clean Air Agency permits, CCC 15.12 (fire), CCC Chapter 40.410 (critical aquifer recharge areas) WAC 173-60 (noise)

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

WAC 197-11-800(1)(c)(i) requires documentation that existing regulations will adequately address impacts created by adopting the increased exemption levels.

All but the most minor development projects are subject to other county ordinances including stormwater, land use, critical areas (including wetlands, habitat, critical aquifer recharge and geologic hazard areas), and Shorelines that address impacts to plants, animals and fish.

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

Increasing the categorical SEPA exemptions should have no impact on the use of energy or resources that would not otherwise occur.

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?**

Raising the categorical exemption levels will not have an overarching effect on changing any such designations that the county may have.

As far as raising the exemption levels on a project specific basis, future applications will be reviewed for compliance with applicable ordinances including habitat, wetlands, floodplains, and Shorelines as noted above under question #D2.

Note, that the county's archaeological provisions (which can require archaeological investigation results be sent to DAHP) are triggered only by the county's SEPA provisions. With fewer SEPA-mandated archaeological investigations, it's possible that more sites may be accidentally disturbed because applicants are not forced to do early preliminary work. Regardless, it is the applicant's responsibility to comply with state laws regarding the discovery of cultural resources whether the county requires an investigation or not. Clark County's building permit applications have a standard warning regarding such inadvertent discovery.

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?**
Section 40.570.090.D.1.a proposes to eliminate SEPA reviews for Shorelines Exemption applications if the project is not located below the ordinary high water mark. Conditions of approval can still be imposed on "Shorelines Exemptions" through the county's Shoreline and other critical areas codes.
6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
Increasing the categorical SEPA exemptions should have no impact on transportation or public services and utilities that would not otherwise occur.
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
The proposed changes are consistent with the increased categorical exemption levels of WAC 197-11-800.

ADDITIONAL INFORMATION:

8. **Per WAC 197-11-800(c)(ii) describe the public comment opportunities associated with increased exemption levels.**

Increasing the numbers of exempt single family and multiple family dwelling units will not change the existing public comment opportunities that the county currently provides for these types of projects. Currently, the county allows only one single family dwelling on each lot, and each building permit is a SEPA-exempt separate application for which no public notice is required. Four or more multi-family dwelling units (far below even the existing categorical exemption level) is subject to Type II site plan review which requires public notice within a radius of 300'; in addition, the local neighborhood association is notified, and all Type II developments are posted on the county's web site.

No public notice is required for building permits for agricultural buildings. **Increasing the exempt levels of agricultural buildings from 10,000 to 40,000 square feet** will result in eliminating the SEPA notice requirement for any such buildings between 10,000 and 40,000 square feet.

Increasing the exemption levels for commercial-type developments will not change the public notice requirements for these types of projects. All new commercial developments are subject to at least Type II review, for which public notice is required within a radius of 300' in the urban area and 500' in the rural area; in addition, the local neighborhood association is notified and all Type II or greater developments are posted on the county's web site.

No public notice is required for "stand alone" grading permits, regardless of how large the project. **Stand-alone grading permits between 501 and 1,000 cubic yards will not require any public notice under the increased exemption proposal, whereas they would have required notice under SEPA.**

McCall, Marilee

From: McCall, Marilee
Sent: Wednesday, April 17, 2013 6:04 PM
To: Bazala, Jan
Cc: 'Art Edgerly'; Peeler, Ben; 'Jeff Barsness'; 'Barbara Meisenheimer'; 'Robert Elliott'; 'Rochonne Bria'; Snodgrass, Bryan; 'Ken Burgstahler'; 'Chris Chandler'; 'Julie Spack'; 'Carol Levanen'; 'Environmental DNS'; Eiken, Chad; 'Friends of Clark County'; Cook, Christine; 'Mark Collier'; Guardino, Corrie; 'Columbia River Inter-Tribal Fish Commission'; Sowder, Carla; 'Nisqually Indian Tribe'; 'Rosemary Siipola'; 'Cindy Wilson'; 'Dana Allen'; 'David Taylor'; 'David Ripp'; 'Dawn Tarzian'; 'Dennis R. Dykes'; 'Debbie Jermann'; 'Dennis Mason'; 'Development Review'; 'Review Team'; 'Denny Kiggins'; 'Dale Miller'; Smith-Lee, Doug; 'Eric Eisemann'; 'Eric Fuller'; 'Eileen Qutub'; 'U.S. Fish & Wildlife Service'; 'Clifford Aaby'; 'KPDx Fox 49'; 'Greg Anderson'; Lucas, Garry; 'Chehalis Tribal Council'; 'Gene Eckhardt'; 'George Fornes'; 'Diana Gilsinger'; 'WA Department of Ecology (GMA Coordinator)'; 'David Gray'; 'Heather Acheson'; 'Heidi Rosenberg'; 'Ike Nwankwo'; 'Confederated Tribes of Grand Ronde'; 'Port of Vancouver'; Jackson, Michael; 'James Howsley'; Niten, Jeff; 'Jeff Hamm'; Jennifer Halleck; Muir, Jim; Jim Irish; 'WA Department of Corrections'; Berg, Jo Anne; 'Joe Jones'; 'Joe Steinbrenner'; Gentry, John; 'Jackie Spurlock'; 'John Karpinski'; 'Katie Knight'; 'Ken Berg'; 'Ken Hadley'; 'Kent C. Landerholm'; 'Katherine Klockenteger'; 'Bruce Williams'; 'Bonneville Power Administration'; 'Larry Connolly'; Hudson, Laura; 'Lisa Nisenfeld'; 'Lynn Oliver'; Valenter, Lynn; David, Lynda; 'Mark Mansell'; 'Marnie Allen'; Ransom, Matt; 'Jeff Carothers'; Mike Ciraulo; 'Mike Means'; 'Mike Nerland'; 'Mike Bomar'; 'Aeronautics Division'; 'Mark R. Feichtinger'; 'Joe Arndt'; 'Nick Redinger'; 'Jason Lyon'; 'Pam Mason'; 'Phil Bourquin'; 'Patty Boyden'; 'Cowlitz Indian Tribe'; 'Phil Messina'; 'Randy Kline'; 'Randall Printz'; 'Confederated Tribes of Warm Springs'; 'Rebecca Morris'; 'Development Review'; 'David Andersen'; 'Facilities Department'; 'Richard Till'; 'Rebel Martin'; Klug, Rob; 'Robert Whitlam'; 'Robert Hubenthal'; 'Robert Maul'; Ron Onslow; Towne, Sandra; 'Sandra Yager'; 'Steve Madsen'; 'SEPA Center'; 'SEPA REVIEW'; 'Scott Koehler'; 'Sean McGill'; 'Stacey Shields'; 'Woodland School District #404'; 'Stephanie Rice'; Wrightson, Steve; 'Steve Walker'; 'Steven Manlow'; 'Sam Wallin'; 'Troy Drawz'; 'Lisa Renan'; Leavitt, Tim; Redline, Tina; 'Vancouver School District'; 'Teresa Torres'; 'Donald Wagner'; 'J. Tayloe Washburn'; 'SEPA Notifications'; 'Wuanita Herron'; 'Mike Wojtowicz'; 'Judy Wile'
Subject: CLARK COUNTY SEPA DNS FOR SEPA CATEGORICAL EXEMPTIONS - CORRECTED - Comments are now due by May 2, 2013
Attachments: SEPA_DistributionListChecklist_Exemptions.pdf

Corrected copy of the SEPA DNS that was previously sent out on April 3 is attached.
Comments are due by May 2, 2013 at 5 p.m.

Please contact Jan Bazala with any questions or comments at jan.bazala@clark.wa.gov or 360.397.2375 ext. 4499.

Marilee McCall Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666

Ridgefield Community Library
P.O. Box 547
Ridgefield, WA 98642

Shoalwater Bay Tribal Council
P.O. Box 130
Tokeland, WA 98690

Kris Aanperup
PO Box 280
Castle Rock, WA 98611

Sam Arola
Fire District #10
P.O. Box 309
Ambroy, WA 98601-0309

Jack Bremer
Concerned Cit. of Hockinson NA
P.O. Box 866
Brush Prairie, WA 98606-0866

David Cooper
27715 NE 197th Ave
Battle Ground, WA 98604

Rick Dronen
Ramblin' Ck Estates/SS Ck N A
12607 NE 37th Ct
Vancouver, WA 98686

Dick Durland
Sherwood Hills Neighborhood Assn
10525 NE Sherwood Drive
Vancouver, WA 98686

Jim Fisher
Fern Prairie Neighborhood Assn
P.O. Box 888
Camas, WA 98607-0888

Thomas J. McConathy
Clark County Citizens in Action
1017 NE 107th Street
Vancouver, WA 98685

Barbara Murray
Roads End Neighborhood Assoc
5513 NE 40th St.
Vancouver, WA 98661

David Petersen
North Fork Lewis River N A
c/o Paul Sorenson
P.O. Box 2121
Woodland, WA 98674

Ralph Sampson, Jr
Yakima Indian Nation
P.O. Box 151
Toppenish, WA 98948

Robert S. Taylor
Chinook Nation/Indian Country
P.O. Box 304
Ilwaco, INDIAN COUNTRY 98624

Wayne Turvey
Meadow Glade Neighborhood Assn
11707 NE 189th Street
Battle Ground, WA 98604

Walter ... 4/18/2013



Clark County Ship Request Community Planning



Z900000255986

From:

Name: Manlee McCall
Department: COMM PLANNING
Phone: 2280

GL Code: CP-0001 000 545.558211 922.000000

Project Code:

PO Number
Piece Count
User Tracking #

Special Instructions:

To:

Ship To 1: SEPA CATEGORICAL EXEMPTIONS DNS
Ship To 2: COMMDEV SEPA
Address: 15 ADDRESSES

VANCOUVER, WA 98666

Country US

Requested Date: 4/17/2013 8:12:00 PM

To print this form:

- 1) Click the Print button. (Print two copies, one to attach to your package and one to keep for your records)
- 2) Place the form in a waybill pouch or attach it to your shipment so that the barcode portion of the page can be read and scanned

Form (1 of 1)

*Manlee McCall
4/18/2013*

4/17/2013

004809

**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 18, 2013**.

DESCRIPTION: The adoption of revisions to CCC Section 40.260.245 that addresses wineries in Clark County.

ACTION REQUESTED: It is requested that the Board of County Commissioners adopt revisions to CCC Section 40.260.245 that addresses wineries in Clark County.

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Updates to CCC Section 40.260.245 the county's wineries ordinance

Proponent: *Clark County Community Planning*

Location of proposal, including street address, if any:

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 18, 2013**

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 29, 2013 **Signature:** *Oliver Orjiako*

The staff contact person and telephone number for any questions on this review is Gordy Euler, Program Manager 2, (360) 397-2280 ext. 4968.

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

A. BACKGROUND

1. **Name of proposed project, if applicable:**
Wineries ordinance, CCC Section 40.260.245.
2. **Name of applicant:**
Clark County
3. **Address and phone number of applicant and contact person.**

<i>Oliver Orjiako, Director</i>	<i>Gordy Euler, Program Manager II</i>
<i>Clark County Community Planning</i>	<i>Clark County Community Planning</i>
<i>P.O. Box 9810</i>	<i>P.O. Box 9810</i>
<i>Vancouver, WA 98666-9810</i>	<i>Vancouver, WA 98666-9810</i>
<i>(360) 397-2280 extension 4112</i>	<i>(360) 397-2280 extension 4968</i>
4. **Date checklist prepared:**
March 29, 2013
5. **Agency requesting checklist:**
Clark County, WA
6. **Proposed timing or schedule (including phasing, if applicable):**
The Clark County Board of Commissioners will take final action in the summer of 2013.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No, as this is a non-project action.
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.**
There are a few wineries that are in compliance actions that will be affected by this ordinance.
10. **List any government approvals or permits that will be needed for your proposal, if known.**
None, as this is a non-project action.
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.**
Amendments to the county's wineries ordinance, CCC Section 40.260.245.
12. **Location of the proposal.** *Clark County, Washington.*

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**
Not applicable.
- 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. This is a non-project action.
- 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. This is a non-project action.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Not applicable. This is a non-project action.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Not applicable. This is a non-project action.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
None. This is a non-project 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 and when the project is completed? If any, generally describe and give approximate quantities if known.**
None, 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:**
None are proposed as part of this non-project 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.

- 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.

- 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:**

No mitigation measures are proposed as part of this non-project action.

4. **Plants**

- a. **Check or circle types of vegetation found on the site.**
Not applicable.
- b. **What kind and amount of vegetation will be removed or altered?**
Not applicable.
- 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:**
Not applicable.
- b. **List any threatened or endangered species known to be on or near the site.**
Not applicable.
- c. **Is the site part of a migration route? If so, explain.**
Not applicable.
- d. **Proposed measures to preserve or enhance wildlife, if any:**
Not applicable.

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.
- 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.

- 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.
- 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:
Not applicable.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
Not applicable.
- 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.
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.
 - 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.
 - 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.
 - 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.
- 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.
- b. **Is the 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?**
Not applicable.
- d. **Will the proposals 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.

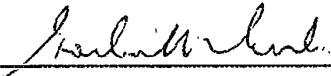
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
Not applicable.

16. Utilities

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
Not applicable.
- 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: 4-3-13

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?**
This application proposes a development code change only. No development is proposed at this time. Subsequent 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. No development is proposed at this time. Site plans 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, archaeology, etc.
- 3. **How would the proposal be likely to deplete energy or natural resources?**
This application proposes a development code change only. No development is proposed at this time.
- 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. No development is proposed at this time. Site plans 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.
7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**
Future applications for development of the area will be reviewed for compliance with current and applicable code standards and guidelines. This application proposes a development code change only. No development is proposed at this time.



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

File Name: Wineries Ordinance
File Number: N/A
Date Published: April 5, 2013

Today's Date: **April 3, 2013**

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11.

You may comment on this determination within fourteen (14) days of the DNS publication date of April 5, 2013, the lead agency will not act on this proposal until the close of the **14-day comment period, which ends on April 18, 2013**.

Please address any correspondence to: Clark County Community Planning
RE: SEPA Comments
Attn: Gordy Euler
PO Box 9810
Vancouver, WA 98660-9810

DISTRIBUTION:

Federal Agencies:

Bonneville Power Administration
Federal Aviation Administration, Aeronautics Division
Gifford Pinchot National Forest USDA
US Army Corps of Engineers
US Fish & Wildlife Service, Ridgefield, WA
US Fish & Wildlife Service, ESA Division Manager, Portland, OR
US Forest Service, NSA Office, Hood River, OR

Native American Interest:

Chehalis Tribal Council
Chinook Nation/Indian Country
Columbia River Inter-Tribal Fish Commission
Confederated Tribes of Grand Ronde
Confederated Tribes of Warm Springs
Cowlitz Tribe, Longview, WA
Nisqually Indian Tribe
Quinault Nation Business Committee
Shoalwater Bay Tribe
Yakima Indian Nation
Nez Perce Tribe, Lapwai, ID

State Agencies:

WSDOT, SW Region – Donald Wagner
WSDOT, SW Region – Jeff Barsness
WSDOT, SW Region – Ken Burgstahler

State Agencies required by
Dept. of Commerce:

Department of Commerce – Ike Nwankwo
Department of Commerce – Review Team
Department of Commerce - David Andersen
Department of Corrections, Olympia, WA
Department of Health, Office of Drinking Water, Olympia, WA
Department of Ecology SEPA Unit
Department of Fish & Wildlife, Region 5 - Lisa Renan, Vancouver, WA
Department of Fish & Wildlife, Priority Habitats – George Fornes
Department of Fish & Wildlife, Shorelines – Katie Knight
Department of Fish & Wildlife – Review Team
Department of Natural Resources – SEPA Center
Department of Social & Health Services – Edwin Valbert
Department of Transportation – Katherine Klockenteger
Parks and Recreation Commission, State of WA – Randy Kline
Utilities and Transportation Commission
WA Office of Archaeology & Historic Preservation - Robert Whitlam

Regional Agencies:

Regional Transportation Council – Lynda David
SW Clean Air Agency - David Joyner

Local Agencies:

Clark County Department of Community Development
Building Division - Jim Muir
Fire Marshal's Office
Clark County Public Works:
78th Street
Environmental Services – Jo Anne Berg
Transportation Division – Rob Klug
Clark County Sheriff's Office - Sheriff Gary Lucas
Clark County Emergency Management
Clark County Prosecutor's Office – Christine Cook
City of Vancouver:
Community Planning – Chad Eiken
Clark Vancouver Parks & Recreation – Laura Hudson
Transportation – Thayer Rorabaugh
Clark County Health Department – Carla Sowder

School Districts:

Battle Ground School District
Camas School District
Evergreen School District
Green Mountain School District
Hockinson School District
La Center School District
Ridgefield School District
Vancouver School District
Washougal School District
Woodland School District

Cities and Town:

City of Battle Ground – Robert Maul
City of Camas – Phil Bourquin
City of La Center – Dale Miller
City of Ridgefield – Jim Perry
City of Vancouver – Chad Eiken
City of Washougal – Mitch Kneipp
City of Woodland – Carolyn Johnson
Town of Yacolt – Jeff Niten

Special Purpose Agencies: C-Tran – Jeff Hamm
C-Tran – Development Review
Clark County Public Utilities (PUD) - Jim Sanders
Clark Regional Wastewater District
Natural Resources Conservation Service (NRCS) – Rebecca Morris
Port of Camas-Washougal – David Ripp, Executive Director
Port of Ridgefield
Port of Vancouver
Vancouver Housing Authority

Libraries: Battle Ground Library
Camas Library
Cascade Park Library
Vancouver Community Library
Ridgefield Library
Vancouver Mall Library
Washougal Library
Woodland Library

Fire Districts: East County Fire & Rescue - Chief Scott Koehler
Fire Protection District No. 2 – Chief Michael Jackson
Fire Protection District No. 3 - Chief Steve Wrightson
Fire Protection District No. 5 & 81 - Chief Don Bivins
Fire Protection District No. 6 - Chief David Taylor
Fire Protection District No. 10 - Chief Sam Arola
Clark County Fire & Rescue - Chief Dennis Mason
Fire Protection District No. 13 - Chief Ben Peeler

Neighborhoods & Homeowner

Associations:

Andresen/St. John's Neighborhood Association – Neil Chambers
Concerned Citizens of Hockinson Neighborhood Association - Jack Bremer
Daybreak Neighborhood Association - Sam & Julia Richard
East Fork Frontier neighborhood Association – Sandra Bennett
East Fork Hills Rural Association - Val Alexander
East Minnehaha Neighborhood Association - Sue Lintz
Enterprise Paradise Point Neighborhood Association – VaNessa Duplessie
Evergreen East Neighborhood Association - Doug Paulson, c/o L. Meharry
Fairgrounds Neighborhood Association - Bridget Schwarz
Felida Neighborhood Association - Milada Allen
Fern Prairie Neighborhood Association – Jim Fisher
Fisher-Mill Plain Neighborhood Association - Stacey Johnson
Greater Brush Prairie Neighborhood Association - Sam Kim
Green Meadows Neighborhood Association – Dave Socolofsky
Heritage Neighborhood Association – Christie BrownSilva
Meadow Glade Neighborhood Association -Harold Hansen & Wayne Turvey
NE Hazel Dell Neighborhood Association - Bud Van Cleve
N.A.C.C.C. - Doug Ballou (mail: Art Stubbs)
N.Fork LewisRiver Neighborhood Association-D. Petersen c/o Paul Sorenson
North Salmon Creek Neighborhood Association – Paul Scarpelli
Pleasant Highlands Neighborhood Association – Ron Price
Proebstel Neighborhood Association – Wendy Garrett
Ridgefield Junction Neighborhood Association – Dave Kelly
Roads End Neighborhood Association - Barbara Murray
Sherwood Hills Neighborhood Association - Dick Durland
Sifton Neighborhood Association – Christie BrownSilva

Sunnyside Neighborhood Association - George White
Truman Neighborhood Association - Eldon & Venus Kohler
Washougal River Neighborhood Association - Brendan Addis
West Hazel Dell Neighborhood Association - Ila Stanek

Media:

Camas-Washougal Post Record - Heather Acheson
Columbian - Elisa Williams
KGW NW TV Ch. 8 - Joe Arndt
KOIN News Center 6 - Bruce Williams
KPDX - Fox 49
Oregonian, Vancouver - Bill Stewart
Reflector, Battle Ground - Marvin Case

Other Interested Parties:

BIA (Building Industry Assoc.) of SW Washington
CC Airport Owners & Managers Association - Dale Detour
CCNRC - Clark County Natural Resource Council - John & Diane Karpinski
Chamber of Commerce - Kelly Parker
Clark County Association of Realtors
Clark County Citizens in Action - Jan Baldwin
Clark County Citizens in Action - Thomas McConathy
Clark County Citizens United - Carol Levanen
Clark County Citizens United - Nick Redinger
Columbia River Economic Development Council (CREDC)
Cowlitz-Wahkiakum COG - Rosemary Siipola
County Road Administration Board (CRAB) - Sam Wentz
Eric Fuller & Associates
Foster Pepper & Shefelman - Tayloe Washburn
Friends of Clark County
Friends of Columbia Gorge - Richard Till
Kent Landerholm & Associates, Inc.
Landerholm Law Firm - Randy Printz
Landerholm Law Firm - Kelly Flanigan
Jordan Ramis PC - James Howsley
PBS Environmental - Bart B. Phillips
Rural Clark County Preservation Association (RCCPA) - Dennis Dykes
Stoel Rives LLP - Mark Feichtinger
SW WA Contractors Association - Mike Bomar
WSU, Finance & Operations - Lynn Valenter
Aaby, Clifford
Collier, Mark
Cooper, David
Hadley, Ken
Herron, Wuanita M.

McCall, Marilee

From: McCall, Marilee
Sent: Wednesday, April 03, 2013 5:40 PM
To: McCall, Marilee; Euler, Gordon; Orjiako, Oliver
Cc: 'Bonneville Power Administration'; 'Chehalis Tribal Council'; Smith-Lee, Doug; 'Columbia River Inter-Tribal Fish Commission'; 'Confederated Tribes of Grand Ronde'; 'Confederated Tribes of Warm Springs'; 'Cowlitz Indian Tribe'; 'Friends of Clark County'; 'KPDX Fox 49'; 'Nisqually Indian Tribe'; 'Port of Vancouver'; 'U.S. Fish & Wildlife Service'; 'Vancouver School District'; 'WA Department of Corrections'; 'WA Department of Ecology (GMA Coordinator)'; 'Woodland School District #404'; Guardino, Corrie; 'Development Review'; 'Environmental DNS'; 'Facilities Department'; 'Clifford Aaby'; 'Stephan Abramson'; 'Heather Acheson'; 'Brendan Addis'; 'Val Alexander'; 'Jamie Allen'; 'Mamie Allen'; 'David Andersen'; 'Greg Anderson'; 'Joe Arndt'; 'Doug Ballou'; 'Jeff Barsness'; 'Sandra Bennett'; Berg, Jo Anne; 'Ken Berg'; 'Mike Bomar'; 'Phil Bourquin'; 'Patty Boyden'; 'Rochonne Bria'; 'Christie BrownSilva'; 'Christie BrownSilva'; 'Ken Burgstahler'; 'Jeff Carothers'; 'SEPA Center'; 'Neil Chambers'; 'Chris Chandler'; 'Mike Ciraulo'; 'Mark Collier'; 'Larry Connolly'; Cook, Christine; David, Lynda; 'Aeronautics Division'; 'Troy Drawz'; 'VaNessa Duplessie'; 'Dennis R. Dykes'; 'Gene Eckhardt'; 'Art Edgerly'; 'Eric Eisemann'; 'Robert Elliott'; 'Mark R. Feichtinger'; 'George Fornes'; 'Eric Fuller'; 'Wendy Garrett'; Gentry, John; 'Diana Gilsinger'; 'David Gray'; 'Ken Hadley'; Jennifer Halleck; 'Jeff Hamm'; 'Wuanita Herron'; 'James Howsley'; 'Robert Hubenthal'; Hudson, Laura; Jim Irish; Jackson, Michael; 'Debbie Jermann'; 'Stacey Johnson'; 'Joe Jones'; 'John Karpinski'; 'Denny Kiggins'; 'Randy Kline'; 'Katherine Klockenteger'; Klug, Rob; 'Katie Knight'; 'Scott Koehler'; 'Eldon/Venus Kohler'; 'Marc Krsul'; 'Kent C. Landerholm'; Leavitt, Tim; 'Carol Levanen'; 'Sue Lintz'; Lucas, Garry; 'Jason Lyon'; 'Steve Madsen'; 'Steven Manlow'; 'Mark Mansell'; 'Rebel Martin'; 'Dennis Mason'; 'Pam Mason'; 'Robert Maul'; 'Sean McGill'; 'Mike Means'; 'Barbara Meisenheimer'; 'Phil Messina'; 'Dale Miller'; 'Rebecca Morris'; Muir, Jim; 'Mike Nerland'; 'Lisa Nisenfeld'; Niten, Jeff; 'SEPA Notifications'; 'Ike Nwankwo'; 'Lynn Oliver'; Ron Onslow; 'Rob Pearson'; Peeler, Ben; 'Randall Printz'; 'Eileen Qutub'; Ransom, Matt; 'Nick Redinger'; Redline, Tina; 'Lisa Renan'; 'Development Review'; 'SEPA REVIEW'; 'Stephanie Rice'; 'David Ripp'; 'Heidi Rosenberg'; 'Bonnie Sant'; 'Paul Scarpelli'; 'Bridget Schwarz'; 'Stacey Shields'; 'Rosemary Siipola'; 'Dave Socolofsky'; Sowder, Carla; 'Julie Spack'; 'Jackie Spurlock'; 'Ila Stanek'; 'Joe Steinbrenner'; 'Dawn Tarzian'; 'David Taylor'; 'Review Team'; 'Richard Till'; 'Teresa Torres'; Towne, Sandra; Valenter, Lynn; 'Bud Van Cleve'; 'Donald Wagner'; 'Steve Walker'; 'Sam Wallin'; 'J. Tayloe Washburn'; 'George White'; 'Robert Whitlam'; 'Judy Wile'; 'Bruce Williams'; 'Cindy Wilson'; 'Mike Wojtowicz'; Wrightson, Steve; 'Sandra Yager'
Subject: CLARK COUNTY SEPA DNS - Wineries Ordinance - Comments due by 4/18/2013
Attachments: 2013-0403_Wineries-SEPA DNS.pdf; Wineries-Staff Report 04-18-2013.pdf

Tracking:

Recipient	Delivery
McCall, Marilee	Delivered: 4/3/2013 5:40 PM
Euler, Gordon	Delivered: 4/3/2013 5:40 PM
Orjiako, Oliver	Delivered: 4/3/2013 5:40 PM
'Bonneville Power Administration'	
'Chehalis Tribal Council'	
Smith-Lee, Doug	Delivered: 4/3/2013 5:40 PM

Recipient

Delivery

'Columbia River Inter-Tribal Fish Commission'
'Confederated Tribes of Grand Ronde'
'Confederated Tribes of Warm Springs'
'Cowlitz Indian Tribe'
'Friends of Clark County'
'KPDX Fox 49'
'Nisqually Indian Tribe'
'Port of Vancouver'
'U.S. Fish & Wildlife Service'
'Vancouver School District'
'WA Department of Corrections'
'WA Department of Ecology (GMA Coordinator)'
'Woodland School District #404'

Guardino, Corrie

Delivered: 4/3/2013 5:40 PM

'Development Review'
'Environmental DNS'
'Facilities Department'
'Clifford Aaby'
'Stephan Abramson'
'Heather Acheson'
'Brendan Addis'
'Val Alexander'
'Jamie Allen'
'Marnie Allen'
'David Andersen'
'Greg Anderson'
'Joe Arndt'
'Doug Baltou'
'Jeff Barsness'
'Sandra Bennett'
Berg, Jo Anne
'Ken Berg'
'Mike Bomar'
'Phil Bourquin'
'Patty Boyden'
'Kathleen Bria'
'Christie BrownSilva'
'Christie BrownSilva'
'Ken Burgstahler'

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Recipient**Delivery**

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'SEPA Center'

'Neil Chambers'

'Chris Chandler'

Mike Ciraulo

'Mark Collier'

'Larry Connolly'

Cook, Christine

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David, Lynda

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'Aeronautics Division'

'Troy Drawz'

'VaNessa Duplessie'

'Dennis R. Dykes'

'Gene Eckhardt'

'Art Edgerly'

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'Robert Elliott'

'Mark R. Feichtinger'

'George Fornes'

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'Wendy Garrett'

Gentry, John

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'Wuanita Herron'

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'Robert Hubenthal'

Hudson, Laura

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Jim Irish

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Klug, Rob	Delivered: 4/3/2013 5:40 PM
'Katie Knight'	
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'Sue Lintz'	
Lucas, Garry	Delivered: 4/3/2013 5:40 PM
'Jason Lyon'	
'Steve Madsen'	
'Steven Manlow'	
'Mark Mansell'	
'Rebel Martin'	
'Dennis Mason'	
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'Rebecca Morris'	
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'Mike Nerland'	
'Lisa Nisenfeld'	
Niten, Jeff	Delivered: 4/3/2013 5:40 PM
'SEPA Notifications'	
'Ike Nwankwo'	
'Lynn Oliver'	
Ron Onslow	
'Rob Pearson'	
Peeler, Ben	
'Randall Printz'	
'Eileen Qutub'	
Ransom, Matt	Delivered: 4/3/2013 5:40 PM
'Nick Redinger'	

Recipient**Delivery**

Redline, Tina
'Lisa Renan'
'Development Review'
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'Paul Scarpelli'
'Bridget Schwarz'
'Stacey Shields'
'Rosemary Siipola'
'Dave Socolofsky'
Sowder, Carla
'Julie Spack'
'Jackie Spurlock'
'Ila Stanek'
'Joe Steinbrenner'
'Dawn Tarzian'
'David Taylor'
'Review Team'
'Richard Till'
'Teresa Torres'
Towne, Sandra
Vaienter, Lynn
'Bud Van Clevn'
'Donald Wagner'
'Steve Walker'
'Sam Wallin'
'J. Tayloe Washburn'
'George White'
'Robert Whitlam'
'Judy Wile'
'Bruce Williams'
'Cindy Wilson'
'Mike Wojtowicz'
Wrightson, Steve
'Sandra Yager'

Delivered: 4/3/2013 5:40 PM

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Delivered: 4/3/2013 5:40 PM

Attached to this e-mail is a Notice of Determination of Non-Significance (DNS) from Clark County Community Planning.

The notice consists of:

- SEPA Environmental Checklist and Distribution List
- Staff Report and Proposed Changes

This is a non-project specific action that relates to Wineries Ordinance CCC Section 40.260.245. The proposal is to consider changes to the proposed ordinance and re-organize the current ordinance such that development standards are all on in one section.

*Comments on this project are due by 5 p.m. on April 18, 2013.

For additional information regarding this project, please contact the project case manager:

Gordon Euler, Program Manager II
Community Planning
360.397.2280 ext. 4968
gordon.euler@clark.wa.gov

Marilee McCall Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning

McCall, Marilee

From: McCall, Marilee
Sent: Wednesday, April 03, 2013 5:55 PM
To: 'rebecca.morris@wa.nrcs.usda.gov'; 'dallen@clarkpud.com'
Subject: FW: CLARK COUNTY SEPA DNS - Wineries Ordinance - Comments due by 4/18/2013
Attachments: 2013-0403_Wineries-SEPA DNS.pdf; Wineries-Staff Report 04-18-2013.pdf

The previous email for Rebecca bounced (I think because the email was incomplete; and for Dana because I had a previous employee as the recipient.

If these need to go to a different staff member, please respond and let me know so that I can correct the listing.

Thank you!

Marilee McCall | Administrative Assistant

Community Planning | "Planning for Clark County's promising future"

tel: 360.397.2280 ext. 4558 | fax: 360.759.6762

P.O. Box 9810 | Vancouver, WA 98666

www.clark.wa.gov/planning

From: McCall, Marilee
Sent: Wednesday, April 03, 2013 5:40 PM
To: McCall, Marilee; Euler, Gordon; Orjiako, Oliver
Cc: 'Bonneville Power Administration'; 'Chehalis Tribal Council'; Smith-Lee, Doug; 'Columbia River Inter-Tribal Fish Commission'; 'Confederated Tribes of Grand Ronde'; 'Confederated Tribes of Warm Springs'; 'Cowlitz Indian Tribe'; 'Friends of Clark County'; 'KPDX Fox 49'; 'Nisqually Indian Tribe'; 'Port of Vancouver'; 'U.S. Fish & Wildlife Service'; 'Vancouver School District'; 'WA Department of Corrections'; 'WA Department of Ecology (GMA Coordinator)'; 'Woodland School District #404'; Guardino, Corrie; 'Development Review'; 'Environmental DNS'; 'Facilities Department'; 'Clifford Aaby'; 'Stephan Abramson'; 'Heather Acheson'; 'Brendan Addis'; 'Val Alexander'; 'Jamie Allen'; 'Marnie Allen'; 'David Andersen'; 'Greg Anderson'; 'Joe Arndt'; 'Doug Ballou'; 'Jeff Barsness'; 'Sandra Bennett'; Berg, Jo Anne; 'Ken Berg'; 'Mike Bomar'; 'Phil Bourquin'; 'Patty Boyden'; 'Rochonne Bria'; 'Christie BrownSilva'; 'Christie BrownSilva'; 'Ken Burgstahler'; 'Jeff Carothers'; 'SEPA Center'; 'Neil Chambers'; 'Chris Chandler'; Mike Ciraulo; 'Mark Collier'; 'Larry Connolly'; Cook, Christine; David, Lynda; 'Aeronautics Division'; 'Troy Drawz'; 'VaNessa Duplessie'; 'Dennis R. Dykes'; 'Gene Eckhardt'; 'Art Edgerly'; 'Eric Eisemann'; 'Robert Elliott'; 'Mark R. Feichtinger'; 'George Fornes'; 'Eric Fuller'; 'Wendy Garrett'; Gentry, John; 'Diana Gilsinger'; 'David Gray'; 'Ken Hadley'; Jennifer Halleck; 'Jeff Hamm'; 'Wuanita Herron'; 'James Howsley'; 'Robert Hubenthal'; Hudson, Laura; Jim Irish; Jackson, Michael; 'Debbie Jermann'; 'Stacey Johnson'; 'Joe Jones'; 'John Karpinski'; 'Denny Kiggins'; 'Randy Kline'; 'Katherine Klockenteger'; Klug, Rob; 'Katie Knight'; 'Scott Koehler'; 'Eldon/Venus Kohler'; 'Marc Krsul'; 'Kent C. Landerholm'; Leavitt, Tim; 'Carol Levanen'; 'Sue Lintz'; Lucas, Garry; 'Jason Lyon'; 'Steve Madsen'; 'Steven Manlow'; 'Mark Mansell'; 'Rebel Martin'; 'Dennis Mason'; 'Pam Mason'; 'Robert Maul'; 'Sean McGill'; 'Mike Means'; 'Barbara Meisenheimer'; 'Phil Messina'; 'Dale Miller'; 'Rebecca Morris'; Muir, Jim; 'Mike Nerland'; 'Lisa Nisenfeld'; Niten, Jeff; 'SEPA Notifications'; 'Ike Nwankwo'; 'Lynn Oliver'; Ron Onslow; 'Rob Pearson'; Peeler, Ben; 'Randall Printz'; 'Eileen Qutub'; Ransom, Matt; 'Nick Redinger'; Redline, Tina; 'Lisa Renan'; 'Development Review'; 'SEPA REVIEW'; 'Stephanie Rice'; 'David Ripp'; 'Heidi Rosenberg'; 'Bonnie Sant'; 'Paul Scarpelli'; 'Bridget Schwarz'; 'Stacey Shields'; 'Rosemary Silpola'; 'Dave Socolofsky'; Sowder, Carla; 'Julie Spack'; 'Jackie Spurlock'; 'Ila Stanek'; 'Joe Steinbrenner'; 'Dawn Tarzian'; 'David Taylor'; 'Review Team'; 'Richard Till'; 'Teresa Torres'; Towne, Sandra; Valenter, Lynn; 'Bud Van Cleave'; 'Donald Wagner'; 'Steve Walker'; 'Sam Wallin'; 'J. Tayloe Washburn'; 'George White'; 'Robert Whitlam'; 'Judy Wile'; 'Bruce Williams'; 'Cindy Wilson'; 'Mike Wojtowicz'; Wrightson, Steve; 'Sandra Yager'
Subject: CLARK COUNTY SEPA DNS - Wineries Ordinance - Comments due by 4/18/2013

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*Comments on this project are due by 5 p.m. on April 18, 2013.

For additional information regarding this project, please contact the project case manager:

Gordon Euler, Program Manager-II
Community Planning
360.397.2280 ext. 4968
gordon.euler@clark.wa.gov

Marilee McCall Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning

McCall, Marilee

From: Mail Delivery System <Mailer-Daemon@smtp4.clark.wa.gov>
Sent: Wednesday, April 03, 2013 5:40 PM
To: McCall, Marilee
Subject: Undelivered Mail Returned to Sender
Attachments: Delivery report; Undelivered Message

I'm sorry to have to inform you that your message could not be delivered to one or more recipients. It's attached below.

For further assistance, please send mail to <postmaster@clark.wa.gov>

If you do so, please include this problem report. You can delete your own text from the attached returned message.

<bsant@clarkpud.com>: 550 Invalid recipient <bsant@clarkpud.com> (#5.1.1)

updated to: d.wilken@clarkpud.com

McCall, Marilee

From: System Administrator
To: rebecca.morris@wa.usda.gov
Sent: Wednesday, April 03, 2013 5:40 PM
Subject: Undeliverable: CLARK COUNTY SEPA DNS - Wineries Ordinance - Comments due by 4/18/2013

Your message did not reach some or all of the intended recipients.

Subject: CLARK COUNTY SEPA DNS - Wineries Ordinance - Comments due by 4/18/2013
Sent: 4/3/2013 5:40 PM

The following recipient(s) cannot be reached:

rebecca.morris@wa.usda.gov on 4/3/2013 5:40 PM

The e-mail account does not exist at the organization this message was sent to. Check the e-mail address, or contact the recipient directly to find out the correct address.
<usda.gov #5.1.1 smtp;550 5.1.1 RESOLVER.ADR.RecipNotFound; not found>

updated to: rebecca.morris@wa.nres.usda.gov

Ridgefield Community Library
P.O. Box 547
Ridgefield, WA 98642

Shoalwater Bay Tribal Council
P.O. Box 130
Tokeland, WA 98590

Kris Aanperup
PO Box 280
Castle Rock, WA 98611

Sam Arola
Fire District #10
P.O. Box 309
Amboy, WA 98601-0309

Jack Bremer
Concerned Cit. of Hockinson NA
P.O. Box 866
Brush Prairie, WA 98606-0866

David Cooper
27715 NE 197th Ave
Battle Ground, WA 98604

Rick Dronen
Ramblin' Ck Estates/SS Ck. N.A
12607 NE 37th Ct.
Vancouver, WA 98686

Dick Durland
Sherwood Hills Neighborhood Assn
10525 NE Sherwood Drive
Vancouver, WA 98686

Jim Fisher
Fern Prairie Neighborhood Assn
P.O. Box 888
Camas, WA 98607-0888

Thomas J. McConathy
Clark County Citizens in Action
1017 NE 107th Street
Vancouver, WA 98685

Barbara Murray
Roads End Neighborhood Assoc.
5513 NE 40th St.
Vancouver, WA 98661

David Petersen
North Fork Lewis River N.A
c/o Paul Sorenson
P.O. Box 2121
Woodland, WA 98674

Ralph Sampson, Jr.
Yakima Indian Nation
P.O. Box 151
Toppenish, WA 98948

Robert S. Taylor
Chinook Nation/Indian Country
P.O. Box 304
Ilwaco, INDIAN COUNTRY 98524

Wayne Turvey
Meadow Glade Neighborhood Assn
11707 NE 189th Street
Battle Ground, WA 98604

*Mailed 4/3/2013
H/Heckler*



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Please note that there are three SEPA DNS notifications in this one mailing to conserve costs and resources: Town of Yacolt Comprehensive Plan, Wineries Ordinance, and SEPA Categorical Exemptions.

Also, Clark County is working to reduce costs by transferring the SEPA notifications to an electronic system as much as it is possible. If you have an active e-mail address that we can send these notices to, rather than sending these hard copies, (or if you would like to be removed from this mailing list), please contact me and forward your information.

Thank you for your help!

Marilee McCall | Administrative Assistant

Community Planning | "Planning for Clark County's promising future"

tel: 360.397.2280 ext. 4558 | fax: 360.759.6762

P.O. Box 9810 | Vancouver WA 98666

www.clark.wa.gov/planning



**Clark County Ship Request
Community Planning**



Z900000254970

From:

Name: Marilee McCall
Department: COMM PLANNING
Phone: 2280
GL Code: CP-0001.000.545 558211.922.000000
Project Code:
PO Number:
Piece Count:
User Tracking #:

To:

Ship To 1: 15 SEPA DNS Recipients
Ship To 2: 3 Cases
Address: Yacolt-Wineries-SEPA Exemptions
Multiple Addresses
Vancouver, WA 98666
Country: US

Special Instructions:

Requested Date: 4/3/2013 6:10:30 PM

To print this form.

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- 2) Place the form in a waybill pouch or attach it to your shipment so that the barcode portion of the page can be read and scanned.

Print Close

Form (1 of 1)

*Marilee McCall
4/3/13*

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: Town of Yacolt Comprehensive Growth Management Plan update

The Town is seeking to update the Comprehensive Growth Management Plan and expand the Urban Growth Area by 74.25 acres to accommodate anticipated future growth and a site for a potential public sanitary sewer facility.

Proponents: Town of Yacolt

Location of proposal, including street address, if any: Approximately 74.25 acres is proposed for expansion of the Urban Growth Area. The majority of the proposed expansion, 57.25 acres, is south of the corporate boundary immediately adjacent to Railroad Avenue to the east. 5.0 acres immediately south of the corporate boundary east of NE Parcel Avenue, and 12.0 acres immediately north of the corporate boundary west of NE Amboy Road.

Lead Agency: Town of Yacolt

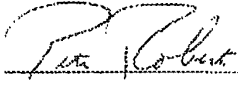
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information 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 23, 2013**

Responsible Official: Pete Roberts
Position/title: Public Works Director
Address: Town of Yacolt
202 W. Cushman Street
Yacolt, WA 98675

Date: 4-3-13

Signature: 

The staff contact person and telephone number for any questions on this review is Jeff Niten, Project Manager, (360) 397-2280 Ext. 4909.

**ENVIRONMENTAL CHECKLIST REVIEW BY LEAD AGENCY
CLARK COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION/ENVIRONMENTAL REVIEW**

Name / File Number of Proposal: Town of Yacolt Comprehensive Growth Management Plan

Section A. BACKGROUND

Description: The Town is seeking to update the Comprehensive Growth Management Plan and is proposing a 74.25 acre expansion to the Urban Growth Area.

Location: The majority of the proposed expansion, 57.25 acres, is south of the corporate boundary immediately adjacent to Railroad Avenue to the east. 5.0 acres immediately south of the corporate boundary east of NE Parcel Avenue, and 12.0 acres immediately north of the corporate boundary west of NE Amboy Road.

Proponents: Town of Yacolt
202 West Cushman Street
Yacolt, WA 98675

Section B. ENVIRONMENTAL ELEMENTS

(NOTE: Any proposed mitigation measures are immediately preceded by the word "Mitigation:" and are noted in italic print)

1. Slopes -

Slopes

UGANEW	Description	GIS_ACRES
City	0 - 5 percent	307.45
City	5 - 10 percent	23.42
City	10 - 15 percent	8.51
City	15 - 25 percent	3.81
City	25 - 40 percent	3.13
Current UGA	0 - 5 percent	23.13
Current UGA	5 - 10 percent	3.10
Current UGA	10 - 15 percent	0.56
Current UGA	15 - 25 percent	1.19
Current UGA	25 - 40 percent	0.35
Proposed Expansion	0 - 5 percent	65.61
Proposed Expansion	5 - 10 percent	5.95
Proposed Expansion	10 - 15 percent	1.42
Proposed Expansion	15 - 25 percent	1.10
Proposed Expansion	25 - 40 percent	0.28

2. **Soils** – Soils within the proposed expansion area include:

Soil Types	MUNAME	GIS_ACRES
UGANEW		
City	CINEBAR SILT LOAM, 30 TO 70 PERCENT SLOPES	3.69
City	GUMBOOT SILT LOAM, 0 TO 8 PERCENT SLOPES	13.58
City	YACOLT LOAM, 0 TO 3 PERCENT SLOPES	307.04
City	YACOLT LOAM, 3 TO 15 PERCENT SLOPES	8.49
City	YACOLT STONY LOAM, 0 TO 5 PERCENT SLOPES	13.52
Current UGA	CINEBAR SILT LOAM, 30 TO 70 PERCENT SLOPES	0.67
Current UGA	GUMBOOT SILT LOAM, 0 TO 8 PERCENT SLOPES	1.33
Current UGA	YACOLT LOAM, 0 TO 3 PERCENT SLOPES	25.56
Current UGA	YACOLT LOAM, 3 TO 15 PERCENT SLOPES	0.75
Proposed Expansion	CINEBAR STONY SILT LOAM, 3 TO 30 PERCENT SLOPES	4.59
Proposed Expansion	GUMBOOT SILT LOAM, 0 TO 8 PERCENT SLOPES	4.12
Proposed Expansion	YACOLT LOAM, 0 TO 3 PERCENT SLOPES	48.03
Proposed Expansion	YACOLT LOAM, 3 TO 15 PERCENT SLOPES	11.16
Proposed Expansion	YACOLT STONY LOAM, 0 TO 5 PERCENT SLOPES	6.48

3. **Air** – No impacts are anticipated with this non-project proposal. Any future development within the proposed expansion area may generate dust during any construction phase that may occur and vehicle emissions during construction and the ultimate use of the property. Site-specific SEPA review may be required at the time of development.
4. **Surface Water** – Salmon Creek and associated streams are within the Town boundary and proposed expansion area.
5. **Ground Water** – No direct groundwater withdrawals are proposed as part of this non-project action.
6. **Plants** – Within the Town limit and the proposed expansion area all vegetation found in Clark County will likely be found. No removal or alteration of vegetation or additional landscaping is proposed with this non-project action.
7. **Wildlife** – All of Clark County is within the Pacific Flyway. Additionally, within the Town and the proposed expansion area most wildlife is likely to be found.
8. **Energy and Natural Resources** – No energy resources or other natural resources are needed as a part of this non-project action.
9. **Environmental Health** – No environmental health hazards will occur and no new noise sources will be created as a part of this non-project action.
10. **Land and Shoreline Use** – No development plans are proposed as a part of this non-project action.

The parcels surrounding the site are designated and zoned as follows:

North – Single family properties zoned R-5.

South – Developed and undeveloped parcels zoned R-5 with an Urban Reserve overlay.

East – Developed and undeveloped parcels zoned R-10 with an Urban Reserve overlay.

West – Developed and undeveloped parcels zoned R-5.

- 11. **Housing** – N/A.
- 12. **Aesthetics** – NA.
- 13. **Light and Glare** – NA
- 14. **Transportation** – Questions related to transportation are not applicable to this non-project action. The subject site is currently served by public transit twice per day. The proposed Comprehensive Plan shows that even with the anticipated population increase levels of service are projected to remain at level A.
- 15. **Public Services** – Utilities currently available to the sub-area include electricity, water, refuse service, and telephone. Public Services are not anticipated to be impacted as a part of this non-project action. In fact, one of the major purposes of the Comprehensive Plan update is to provide an area for construction of a public sanitary sewer system.

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: _____

Section D. Non-Project Actions

- 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?**

The proposal is not likely to increase discharge to water or air. Future development in the proposed expansion area will likely increase discharges to water and emissions to air during the construction phase. Those site specific actions will require a separate SEPA during the development phase. A major aspect of this Comprehensive Growth Management plan update and proposed expansion area is to provide an area for a public sanitary sewer facility. Currently the entire town is served by individual on-site septic systems.

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

No direct impacts to plants, animals, or fish are anticipated as a result of this Comprehensive Plan update. The proposal is intended to expand the UGA, and will allow for more dense development in the proposed expansion area.

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

No significant impact on these resources will occur with this non-project action intended to update the Comprehensive Plan and expand the Urban Growth Area.

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 will not directly affect any sensitive areas. The Town boundary and the proposed UGA expansion area contains wetlands, streams, other sensitive areas but they will not be impacted by this non-project action. The Town is taking the first steps to construct a public sanitary sewer facility. Currently, all residents and businesses are served by on-site septic systems.

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?

If approved, this action would expand the Urban Growth Boundary and therefore allow additional residential and industrial development. The Town is also taking the first steps to potentially provide a public sanitary sewer facility. Shoreline uses will not be affected, and this action will not encourage uses incompatible with existing plans.

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

This proposal is intended to update the Comprehensive Growth Management Plan and expand the Urban Growth Boundary to accommodate expected population growth. The expansion is also intended to provide an area for the Town to construct a public sanitary sewer facility. According to the analysis, even with full build out during the 20 year planning horizon transportation levels of service will remain at level "A".

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

The proposal for a Comprehensive Plan designation and zone change is being considered in accordance with the procedural requirements for sub-area planning under Clark County Code. Future applications for development within the sub-area will be reviewed for compliance with current and applicable code standards.



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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

File Name: Yacolt Comprehensive Growth Management Plan Update
File Number: CPZ2013-00008
Date Published: April 9, 2013

Today's Date: April 3, 2013

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of April 9, 2013, the lead agency will not act on this proposal until the close of the **14-day comment period, which ends on April 23, 2013.**

Please address any correspondence to: Town of Yacolt
RE: SEPA Comments
Attn: Pete Roberts
P.O. Box 160
Yacolt, WA 98675

DISTRIBUTION:

Federal Agencies: Bonneville Power Administration
Federal Aviation Administration, Aeronautics Division
Gifford Pinchot National Forest USDA
US Army Corps of Engineers
US Fish & Wildlife Service, Ridgefield, WA
US Fish & Wildlife Service, ESA Division Manager, Portland, OR
US Forest Service, NSA Office, Hood River, OR

Native American Interest: Chehalis Tribal Council
Chinook Nation/Indian Country
Columbia River Inter-Tribal Fish Commission
Confederated Tribes of Grand Ronde
Confederated Tribes of Warm Springs
Cowlitz Tribe, Longview, WA
Nisqually Indian Tribe
Quinalt Nation Business Committee
Shoalwater Bay Tribe
Yakima Indian Nation
Nez Perce Tribe, Lapwal, ID

State Agencies: WSDOT, SW Region - Donald Wagner
WSDOT, SW Region - Jeff Barsness
WSDOT, SW Region - Ken Burgstahler

State Agencies required by
Dept. of Commerce:

Department of Commerce - Ike Nwankwo
Department of Commerce - Review Team
Department of Commerce - David Andersen
Department of Corrections, Olympia, WA
Department of Health, Office of Drinking Water, Olympia, WA
Department of Ecology SEPA Unit
Department of Fish & Wildlife, Region 5 - Lisa Renan, Vancouver, WA
Department of Fish & Wildlife, Priority Habitats - George Fornes
Department of Fish & Wildlife, Shorelines - Katie Knight
Department of Fish & Wildlife - Review Team
Department of Natural Resources - SEPA Center
Department of Social & Health Services - Edwin Valbert
Department of Transportation - Katherine Klockenteger
Parks and Recreation Commission, State of WA - Randy Kline
Utilities and Transportation Commission
WA Office of Archaeology & Historic Preservation - Robert Whitlam

Regional Agencies:

Regional Transportation Council - Lynda David
SW Clean Air Agency - David Joyner

Local Agencies:

Clark County Department of Community Development
Building Division - Jim Muir
Fire Marshal's Office
Clark County Public Works:
78th Street
Environmental Services - Jo Anne Berg
Transportation Division - Rob Klug
Clark County Sheriff's Office - Sheriff Gary Lucas
Clark County Emergency Management
Clark County Prosecutor's Office - Christine Cook
City of Vancouver:
Community Planning - Chad Eiken
Clark Vancouver Parks & Recreation - Laura Hudson
Transportation - Thayer Rorabaugh
Clark County Health Department - Carla Sowder

School Districts:

Battle Ground School District
Camas School District
Evergreen School District
Green Mountain School District
Hockinson School District
La Center School District
Ridgefield School District
Vancouver School District
Washougal School District
Woodland School District

Cities and Town:

City of Battle Ground - Robert Maul
City of Camas - Phil Bourquin
City of La Center - Dale Miller
City of Ridgefield - Jim Perry
City of Vancouver - Chad Eiken
City of Washougal - Mitch Kneipp
City of Woodland - Carolyn Johnson
Town of Yacolt - Jeff Niten

Special Purpose Agencies: C-Tran – Jeff Hamm
C-Tran – Development Review
Clark County Public Utilities (PUD) – Dana Allen
Clark Regional Wastewater District
Natural Resources Conservation Service (NRCS) – Rebecca Morris
Port of Camas-Washougal – David Ripp, Executive Director
Port of Ridgefield
Port of Vancouver
Vancouver Housing Authority

Libraries: Battle Ground Library
Camas Library
Cascade Park Library
Vancouver Community Library
Ridgefield Library
Vancouver Mall Library
Washougal Library
Woodland Library

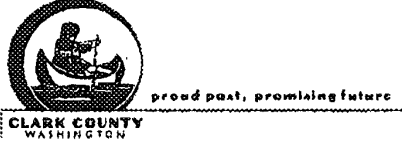
Fire Districts: East County Fire & Rescue - Chief Scott Koehler
Fire Protection District No. 2 – Chief Michael Jackson
Fire Protection District No. 3 - Chief Steve Wrightson
Fire Protection District No. 5 & 81 - Chief Don Bivins
Fire Protection District No. 6 - Chief David Taylor
Fire Protection District No. 10 - Chief Sam Arola
Clark County Fire & Rescue - Chief Dennis Mason
Fire Protection District No. 13 - Chief Ben Peeler

Neighborhoods & Homeowner Associations: Andresen/St. Johns Neighborhood Association – Neil Chambers
Concerned Citizens of Hockinson Neighborhood Association - Jack Bremer
Daybreak Neighborhood Association - Sam & Julia Richard
East Fork Frontier neighborhood Association – Sandra Bennett
East Fork Hills Rural Association - Val Alexander
East Minnehaha Neighborhood Association - Sue Lintz
Enterprise Paradise Point Neighborhood Association – VaNessa Duplessie
Evergreen East Neighborhood Association - Doug Paulson, c/o L. Meharry
Fairgrounds Neighborhood Association - Bridget Schwarz
Felida Neighborhood Association - Milada Allen
Fern Prairie Neighborhood Association – Jim Fisher
Fisher-Mill Plain Neighborhood Association - Stacey Johnson
Greater Brush Prairie Neighborhood Association - Sam Kim
Green Meadows Neighborhood Association – Dave Socolofsky
Heritage Neighborhood Association – Christie BrownSilva
Meadow Glade Neighborhood Association -Harold Hansen & Wayne Turvey
NE Hazel Dell Neighborhood Association - Bud Van Cleve
N.A.C.C.C. - Doug Ballou (mail: Art Stubbs)
N.Fork LewisRiver Neighborhood Association-D. Petersen c/o Paul Sorenson
North Salmon Creek Neighborhood Association – Paul Scarpelli
Pleasant Highlands Neighborhood Association – Ron Price
Proebstel Neighborhood Association – Wendy Garrett
Ridgefield Junction Neighborhood Association – Dave Kelly
Roads End Neighborhood Association - Barbara Murray
Sherwood Hills Neighborhood Association - Dick Durland
Sifton Neighborhood Association – Christie BrownSilva

Sunnyside Neighborhood Association - George White
Truman Neighborhood Association - Eldon & Venus Kohler
Washougal River Neighborhood Association - Brendan Addis
West Hazel Dell Neighborhood Association - Ila Stanek

Media: Camas-Washougal Post Record - Heather Acheson
Columbian - Elisa Williams
KGW NW TV Ch. 8 - Joe Arndt
KOIN News Center 6 - Bruce Williams
KPDX - Fox 49
Oregonian, Vancouver - Bill Stewart
Reflector, Battle Ground - Marvin Case

Other Interested Parties: BIA (Building Industry Assoc.) of SW Washington
CC Airport Owners & Managers Association - Dale Detour
CCNRC - Clark County Natural Resource Council - John & Diane Karpinski
Chamber of Commerce - Kelly Parker
Clark County Association of Realtors
Clark County Citizens in Action - Jan Baldwin
Clark County Citizens in Action - Thomas McConathy
Clark County Citizens United - Carol Levanen
Clark County Citizens United - Nick Redinger
Columbia River Economic Development Council (CREDC)
Cowlitz-Wahkiakum COG - Rosemary Siipola
County Road Administration Board (CRAB) - Sam Wentz
Eric Fuller & Associates
Foster Pepper & Shefelman - Tayloe Washburn
Friends of Clark County
Friends of Columbia Gorge - Richard Till
Kent Landerholm & Associates, Inc.
Landerholm Law Firm - Randy Printz
Landerholm Law Firm - Kelly Flanigan
Jordan Ramis PC - James Howsley
PBS Environmental - Bart B. Phillips
Rural Clark County Preservation Association (RCCPA) - Dennis Dykes
Stoel Rives LLP - Mark Feichtinger
SW WA Contractors Association - Mike Bomar
WSU, Finance & Operations - Lynn Valenter
Aaby, Clifford
Collier, Mark
Cooper, David
Hadley, Ken
Herron, Wuanita M.



**DEPARTMENT OF
COMMUNITY PLANNING**

STAFF REPORT

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Community Planning Director
PREPARED BY: Jeff Niten, Planner III
HEARING DATE: April 18, 2013
SUBJECT: CPZ 2013-00008 Town of Yacolt Comprehensive Growth Management Plan update and Urban Growth Area expansion

SUMMARY

The current Clark County Comprehensive Plan that was adopted by the Board of Clark County Commissioners on September 25th, 2007 contained policy 1.2.14 which states:

The Yacolt Urban Growth Boundary will be reevaluated by Clark County at such time as the Town of Yacolt develops a plan assuring that public sewer will be available.

The Town has developed a General Sewer Plan and that plan has been approved by the Department of Ecology. In August of 2012 the Town adopted the approved plan and is proposing an expansion of the Urban Growth Boundary.

BACKGROUND

The Town needs to add land in order to develop a public sanitary sewer facility. The location of the proposed sanitary sewer facility approved by the Washington State Department of Ecology is south of the current corporate boundary immediately adjacent to NE Railroad Avenue to the east. The Town is proposing the addition of 57.25 acres of light industrial land to reach the location approved by the Department of Ecology. In addition, in order to broaden the future ratepayer base the town is proposing an addition of 17.0 acres of future residential land.

PROPOSAL

The Town is proposing expansion of the Urban Growth Area by 74.25 acres. As previously mentioned the proposed expansion contains 54.25 acres of light industrial and 17.0 acres of residential land. The Town's Comprehensive Growth Management Plan must be consistent with the adopted Clark County Comprehensive Growth Management Plan. The plan, therefore, uses a population growth rate of 2.0%. Using a 2.0% growth rate, at full build out, Yacolt is expected to have a population of 2,280 in 2029. Density targets under the current plan will be 3.22 dwelling units per net acre.

The text of the proposed Comprehensive Growth Management Plan is available by request, please contact the project manager or the Clerk of the Planning Commission at 360.397.2280.

McCall, Marilee

From: McCall, Marilee
Sent: Wednesday, April 03, 2013 6:53 PM
To: Niten, Jeff; Orjako, Oliver; Euler, Gordon
Cc: 'Bonneville Power Administration'; 'Chehalis Tribal Council'; Smith-Lee, Doug; 'Columbia River Inter-Tribal Fish Commission'; 'Confederated Tribes of Grand Ronde'; 'Confederated Tribes of Warm Springs'; 'Cowlitz Indian Tribe'; 'Friends of Clark County'; 'KPDX Fox 49'; 'Nisqually Indian Tribe'; 'Port of Vancouver'; 'U.S. Fish & Wildlife Service'; 'Vancouver School District'; 'WA Department of Corrections'; 'WA Department of Ecology (GMA Coordinator)'; 'Woodland School District #404'; Guardino, Corrie; 'Development Review'; 'Environmental DNS'; 'Facilities Department'; 'Clifford Aaby'; 'Stephan Abramson'; 'Heather Acheson'; 'Brendan Addis'; 'Val Alexander'; 'Jamie Allen'; 'Marnie Allen'; 'David Andersen'; 'Greg Anderson'; 'Joe Arndt'; 'Doug Ballou'; 'Jeff Barsness'; 'Sandra Bennett'; Berg, Jo Anne; 'Ken Berg'; 'Mike Bomar'; 'Phil Bourquin'; 'Patty Boyden'; 'Rochonne Bria'; 'Christie BrownSilva'; 'Christie BrownSilva'; 'Ken Burgstahler'; 'Jeff Caróthers'; 'SEPA Center'; 'Neil Chambers'; 'Chris Chandler'; Mike Ciraulo; 'Mark Collier'; 'Larry Connolly'; Cook, Christine; David, Lynda; 'Aeronautics Division'; 'Troy Drawz'; 'VaNessa Duplessie'; 'Dennis R. Dykes'; 'Gene Eckhardt'; 'Art Edgerly'; 'Eric Eisemann'; 'Robert Elliott'; 'Mark R. Feichtinger'; 'George Fornes'; 'Eric Fuller'; 'Wendy Garrett'; Gentry, John; 'Diana Gilsinger'; 'David Gray'; 'Ken Hadley'; Jennifer Halleck; 'Jeff Hamm'; 'Wuanita Herron'; 'James Howsley'; 'Robert Hubenthal'; Hudson, Laura; Jim Irish; Jackson, Michael; 'Debbie Jermann'; 'Stacey Johnson'; 'Joe Jones'; 'John Karpinski'; 'Denny Kiggins'; 'Randy Kline'; 'Katherine Klockenteger'; Klug, Rob; 'Katie Knight'; 'Scott Koehler'; 'Eldon/Venus Kohler'; 'Marc Krsul'; 'Kent C. Landerholm'; Leavitt, Tim; 'Carol Levanen'; 'Sue Lintz'; Lucas, Garry; 'Jason Lyon'; 'Steve Madsen'; 'Steven Manlow'; 'Mark Mansell'; 'Rebel Martin'; 'Dennis Mason'; 'Pam Mason'; 'Robert Maul'; 'Sean McGill'; 'Mike Means'; 'Barbara Meisenheimer'; 'Phil Messina'; 'Dale Miller'; Muir, Jim; 'Mike Nerland'; 'Lisa Nisenfeld'; Niten, Jeff; 'SEPA Notifications'; 'Ike Nwankwo'; 'Lynn Oliver'; Ron Onslow; 'Rob Pearson'; Peeler, Ben; 'Randall Printz'; 'Eileen Qutub'; Ransom, Matt; 'Nick Redinger'; Redline, Tina; 'Lisa Renan'; 'Development Review'; 'SEPA REVIEW'; 'Stephanie Rice'; 'David Ripp'; 'Heidi Rosenberg'; 'Bonnie Sant'; 'Paul Scarpelli'; 'Bridget Schwarz'; 'Stacey Shields'; 'Rosemary Siipola'; 'Dave Socolofsky'; Sowder, Carla; 'Julie Spack'; 'Jackie Spurlock'; 'Ila Stanek'; 'Joe Steinbrenner'; 'Dawn Tarzian'; 'David Taylor'; 'Review Team'; 'Richard Til'; 'Teresa Torres'; Towne, Sandra; Valenter, Lynn; 'Bud Van Cleve'; 'Donald Wagner'; 'Steve Walker'; 'Sam Wallin'; 'J. Tayloe Washburn'; 'George White'; 'Robert Whitlam'; 'Judy Wite'; 'Bruce Williams'; 'Cindy Wilson'; 'Mike Wojtowicz'; Wrightson, Steve; 'Sandra Yager'; dalen@clarkpud.com; rebecca.morris@wa.nrcs.usda.gov
Subject: CLARK COUNTY SEPA DNS - Town of Yacolt Comprehensive Plan - Comments due by 4/23/2013
Attachments: SEPA-Yacolt.pdf; 01-2013-0418_Yacolt_PC_Staff_Rpt.pdf

Attached to this e-mail is a Notice of Determination of Non-Significance (DNS) from Clark County Community Planning.

The notice consists of:

- SEPA Environmental Checklist and Distribution List

- Staff Report

Town of Yacolt Comprehensive Growth Management Plan Update: The town is seeking to add 74.25 acres to the Urban Growth Boundary to accommodate expected population growth over the 20 year planning horizon.

*Comments on this project are due by 5 p.m. on April 23, 2013.

For additional information regarding this project, or to receive an electronic copy of the proposed Comprehensive Plan, please contact the Responsible Official or the project case manager:

Pete Roberts, Public Works Director
Town of Yacolt
P.O. Box 160
Yacolt, WA 98675
(360) 686-3922

Jeff Niten, Planner III
Community Planning
360.397.2280 ext. 4909
jeff.niten@clark.wa.gov

Marilee McCall Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning

Ridgefield Community Library
P.O. Box 547
Ridgefield, WA 98642

Shoalwater Bay Tribal Council
P.O. Box 130
Tokeland, WA 98590

Kris Aanperup
PO Box 280
Castle Rock, WA 98611

Sam Arola
Fire District #10
P O Box 309
Amboy, WA 98601-0309

Jack Bremer
Concerned Cit. of Hockinson NA
P O Box 866
Brush Prairie, WA 98606-0866

David Cooper
27715 NE 197th Ave
Battle Ground, WA 98604

Rick Dronen
Ramblin' Ck Estates/SS Ck. N.A
12607 NE 37th Ct.
Vancouver, WA 98686

Dick Durland
Sherwood Hills Neighborhood Assn.
10525 NE Sherwood Drive
Vancouver, WA 98686

Jim Fisher
Fern Prairie Neighborhood Assn
P.O. Box 888
Camas, WA 98607-0888

Thomas J McConathy
Clark County Citizens in Action
1017 NE 107th Street
Vancouver, WA 98685

Barbara Murray
Roads End Neighborhood Assoc.
5513 NE 40th St.
Vancouver, WA 98651

David Petersen
North Fork Lewis River N.A
c/o Paul Sorenson
P.O. Box 2121
Woodland, WA 98674

Ralph Sampson, Jr.
Yakima Indian Nation
P.O. Box 151
Toppenish, WA 98948

Robert S. Taylor
Chinook Nation/Indian Country
P.O. Box 304
Ilwaco, INDIAN COUNTRY 98624

Wayne Turvey
Meadow Glade Neighborhood Assn
11707 NE 189th Street
Battle Ground, WA 98604

Mailed 9/7/2017
[Signature]



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CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Please note that there are three SEPA DNS notifications in this one mailing to conserve costs and resources: Town of Yacolt Comprehensive Plan, Wineries Ordinance, and SEPA Categorical Exemptions.

Also, Clark County is working to reduce costs by transferring the SEPA notifications to an electronic system as much as it is possible. If you have an active e-mail address that we can send these notices to, rather than sending these hard copies, (or if you would like to be removed from this mailing list), please contact me and forward your information.

Thank you for your help!

Marilee McCall | Administrative Assistant

Community Planning | "Planning for Clark County's promising future"

tel: 360.397.2280 ext. 4558 | fax: 360.759.6762

P.O. Box 9810 | Vancouver WA 98666

www.clark.wa.gov/planning



Clark County Ship Request Community Planning



Z900000254970

From:

Name: Marilee McCall
Department: COMM PLANNING
Phone: 2280
GL Code: CP-0001.000.545.558211.922.000000
Project Code:

To:

Ship To 1: 15 SEPA DNS Recipients
Ship To 2: 3 Cases
Address: Yacolt-Wineries-SEPA Exemptions
Multiple Addresses

PO Number:
Piece Count:
User Tracking #:

Vancouver, WA 98666
Country: US

Special Instructions:

Requested Date: 4/3/2013 6:10:30 PM

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- 2) Place the form in a waybill pouch or attach it to your shipment so that the barcode portion of the page can be read and scanned.

Form (1 of 1)

**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 18, 2013**.

Description of Proposal: Clark County is proposing to amend the county's SEPA Categorical Exemptions for minor new construction in CCC 40.570.090.

Action Requested: It is requested that the Board of County Commissions adopt code changes as proposed.

RESPONSIBLE OFFICIAL:
Martin Snell, Community Development Director
Clark County Dept. of Community Development
PO Box 9810
Vancouver, WA. 98666-9810

DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: *Clark County is proposing to amend the county's SEPA Categorical Exemptions for minor new construction in CCC 40.570.090 as follows:*

Note: proposed new text is double underlined>; text proposed to be removed is ~~struck through~~

40.570.090 Categorical Exemptions

A. Purpose of This Section and Adoption by Reference.

This section contains rules for determining if a proposal is exempt from environmental review under this chapter. This section also applies optional criteria for exemptions, including establishment of local thresholds, designation of critical areas, and selection of nonexempt actions within those areas. The county adopts the following sections of the SEPA Rules by reference, as supplemented in this section:

WAC

- 197-11-305 Categorical exemptions
- 197-11-800 Categorical exemptions
- 197-11-880 Emergencies
- 197-11-890 Petitioning DOE to change exemptions
- 197-11-908 Critical areas

RCW 43.21C.410 Battery charging and exchange station installation

B. Use of Exemptions.

1. Each department within the county that receives an application for a license or, in the case of governmental proposals, the department initiating the proposal, shall determine whether the license and/or the proposal is exempt. The department's determination that a proposal is exempt shall be final and not subject to administrative review. If a proposal is exempt, none of the procedural requirements of this chapter apply to the proposal. The county shall not require completion of an environmental checklist for an exempt proposal.
2. In determining whether or not a proposal is exempt, the department shall make certain the proposal is properly defined and shall identify the governmental licenses required (WAC 197-11-060). If a proposal includes exempt and nonexempt actions, the department shall determine the lead agency, even if the license application that triggers the department's consideration is exempt.
3. If a proposal includes both exempt and nonexempt actions, the county may authorize exempt actions prior to compliance with the procedural requirements of this chapter, except that:

- a. The county shall not give authorization for:
 - (1) Any nonexempt action;
 - (2) Any action what would have an adverse environmental impact; or
 - (3) Any action that would limit the choice of alternatives;
- b. A department may withhold approval of an exempt action that would lead to modification of the physical environment, when such modification would serve no purpose if nonexempt action(s) were not approved; and
- c. A department may withhold approval of exempt actions that would lead to substantial financial expenditures by a private applicant when the expenditures would serve no purpose if nonexempt action(s) were not approved.

C. Exempt Levels for Minor New Construction.

Clark County establishes the following exempt levels for the minor new construction activities under WAC 197-11-800(1)(b) based on local conditions except when undertaken wholly or partly on lands covered by water as authorized under RCW 43.21C.135:

1. For residential structures in WAC 197-11-800(1)(b)(i), ~~up to twenty (20)~~ thirty (30) or fewer single family residential dwelling units shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, ~~four (4)~~ twenty (20) or less fewer dwelling units shall be exempt.
2. For residential structures in WAC 197-11-800(1)(b)(ii), sixty (60) or fewer multifamily residential dwelling units shall be exempt within unincorporated urban areas designated by the comprehensive plan.
23. For agricultural structures in WAC 197-11-800(1)(b)(ii), ~~(iii)~~, (iii), the exempt threshold shall be ~~ten thousand (10,000)~~ forty thousand (40,000) square feet.
34. For office, school, commercial, recreational, service or storage buildings (but not including manufacturing buildings) in WAC 197-11-800(1)(b)(iii), ~~(iv)~~ up to ~~twelve thousand (12,000)~~ thirty thousand (30,000) square feet of gross floor area and up to ~~forty (40)~~ ninety (90) associated or stand-alone parking spaces shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, the exempt levels for these facilities shall be ~~four thousand (4,000)~~ twelve thousand (12,000) square feet or less, and up to ~~twenty (20)~~ forty (40) associated or stand-alone parking spaces.
4. ~~For parking lots in WAC 197-11-800(1)(b)(iv), up to forty (40) parking spaces shall be exempt within unincorporated urban areas designated by the comprehensive plan; within designated urban reserve and rural areas, the exempt level shall be twenty (20) parking spaces.~~
5. For landfills and excavations in WAC 197-11-800(1)(b)(v), up to ~~five hundred (500)~~ one thousand (1,000) cubic yards shall be exempt.
6. Whenever the county establishes new exempt levels under this section, it shall send them to the Washington Department of Ecology, Headquarters Office, Olympia, Washington 98504, under WAC 197-11-800(1)(c).

D. Critical Areas.

1. Clark County designates the following as critical areas, in which the exemptions as specified in subsection (E) of this section do not apply:
 - a. Shoreline Management Areas. Land and water areas under jurisdiction of the Shoreline Management Act are critical areas. These shorelines of the county are mapped in the Clark County Shoreline Master Program, which maps are incorporated in this chapter by reference. All development subject to shorelines substantial development permits, shorelines conditional use permits, and shorelines variance permits are subject to SEPA, provided that SEPA review shall not be required for the exempt shoreline developments listed in Section 40.460.230(B), provided that no part of the exempt shoreline development is located on lands covered by water as defined in WAC 197-11-756. In addition, the minor repair or replacement of structures such as pilings, ramps, floats, or mooring buoys, or minor repair, alteration, or maintenance of docks that are specifically exempted within WAC 197-11-800(3) shall also be exempt from SEPA review. (this replaces subsection (1) below)
 - ~~(1) SEPA shall not be required for the exempt shoreline developments listed in Section 40.460.230(B), except when undertaken wholly or partly on lands covered by water. Exempt shoreline developments undertaken wholly or partly on lands covered by water that are specifically exempted by WAC 197-11-800 shall also be exempted from the requirements of this chapter.~~
 - b. Floodplains. All areas within the one hundred (100) year floodplain boundary delineated by the Federal Emergency Management Agency (FEMA) under the Flood Insurance Study for Clark County are critical areas. These one hundred (100) year floodplains are designated on FEMA's Flood Insurance Rate Maps (FIRM), which are incorporated in this chapter by reference.
 - c. Wetlands subject to the provisions of Chapter 40.450 are critical areas.
 - (1) Exemptions listed in Section 40.450.010(C) shall be exempt from SEPA.
 - (2) Other exemptions as specified in Section 40.570.090(E) do not apply unless authorized by a Type I wetland permit under Section 40.450.040(G)(1)(a).
 - d. The following critical areas regulation ordinances but only for personal wireless service facilities:
 - (1) Chapter 40.440, Habitat Conservation;
 - (2) Chapter 40.430, Geologic Hazard Areas;
 - (3) Chapter 40.410, Critical Aquifer Recharge Areas (CARAs).
2. The scope of environmental review of actions within these areas shall be limited to:
 - a. Documenting whether the proposal is consistent with the requirements of the applicable critical areas ordinance; and
 - b. Evaluating potentially significant impacts on the critical area resources not adequately addressed by the comprehensive plan and implementing ordinances, including any additional mitigation measures needed to protect the critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.
3. The county shall treat proposals located wholly or partially within a critical area no differently than other proposals under this chapter, making a threshold determination for all such proposals. The county shall not automatically require an EIS for a proposal merely because it is proposed for location in a critical area.

E. Non-Applicable Exemptions to Critical Areas.

Clark County selects the following categorical exemptions to be inapplicable within certain critical areas as specified below:

1. The minor new construction exemptions under Section 40.570.090(C) do not apply within any critical area, except that agricultural structures in Section 40.570.090(C)(2) ~~(3)~~ are exempt in shoreline and unstable slope areas, and on slopes of forty percent (40%) or greater.
2. Other minor new construction exemptions under WAC 197-11-800(2) do not apply as follows:
 - a. Bus shelters and other transit facilities in WAC 197-11-800(2)(a) are not exempt in any critical area;
 - b. Commercial and public signs in WAC 197-11-800(2)(b) are not exempt in shoreline management areas;
 - c. Minor road and street improvements in WAC 197-11-800(2)(c) are not exempt in any critical area;
 - d. Grading, septic tank installation, and other activities in WAC 197-11-800(2)(d) are not exempt in any critical area;
 - e. Building additions and modifications in WAC 197-11-800(2)(e) are not exempt in any critical area;
 - f. Demolition of structures in WAC 197-11-800(2)(f) is not exempt in shoreline management areas;
 - g. Underground storage tanks in WAC 197-11-800(2)(g) are not exempt in any critical area; and
 - h. Street or road vacations in WAC 197-11-800(2)(h) are not exempt in shoreline management areas.
3. The approval of short plats under WAC 197-11-800(6)(a) is not exempt in any critical area.
4. Licenses for amusement and entertainment activities in WAC 197-11-800(13)(c) are not exempt in any critical area.
5. Utility-related exemptions under WAC 197-11-800(23) do not apply as follows:
 - a. Communication lines in WAC 197-11-800(23)(a) are not exempt in shoreline management areas;
 - b. Eight (8) inch or less diameter water, sewer and stormwater facilities in WAC 197-11-800(23)(b) are not exempt in any critical area;
 - c. Electric facilities in WAC 197-11-800(23)(c) are not exempt in shoreline management areas;
 - d. Natural gas distribution facilities in WAC 197-11-800(23)(d) are not exempt in shoreline areas; and
 - e. Right-of-way clearing in WAC 197-11-800(23)(f) is not exempt in shoreline areas.
6. The natural resources management exemptions under WAC 197-11-800(24) do not apply as follows:
 - a. Issuance of leases for school sites in WAC 197-11-800(24)(e) is not exempt in any critical area; and
 - b. Development of recreational sites in WAC 197-11-800(24)(g) is not exempt in any critical area.
7. Personal wireless service facilities in WAC 197-11-800(25) are not exempt in any critical area.

Proponent: *Clark County Community Development*

Location of proposal, including street address, if any:

This is a non-project action that will apply within the confines of unincorporated Clark County

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 18, 2013.**

Responsible Official: Martin Snell
Position/title: Community Development Director
Address: **RE: SEPA Comments**
Clark County Community Development
1300 Franklin Street; 3rd Floor
P.O. Box 9810
Vancouver, WA 98666-9810

Date: 4/3/13 **Signature:** *Jan Bazala for Marty Snell*

The staff contact person and telephone number for any questions on this review is Jan Bazala, Planner II, (360) 397-2375 ext. 4499.

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

A. BACKGROUND

1. **Name of proposed project, if applicable:** *SEPA categorical exemptions code changes*
2. **Name of applicant:**
Clark County
3. **Address and phone number of applicant and contact person.**
*Jan Bazala
Clark County Community Development
P.O. Box 9810
Vancouver, WA 98666-9810
(360) 397-2375 extension 4499*
4. **Date checklist prepared:**
March 22, 2013
5. **Agency requesting checklist:**
Clark County, WA
6. **Proposed timing or schedule (including phasing, if applicable):**
If approved by the Clark County Board of Commissioners, the proposed code changes would become effective in mid-June, 2013.
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**
No, as this is a non-project action.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
NA
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.**
NA
10. **List any government approvals or permits that will be needed for your proposal, if known.**
Adoption by the Clark County Board of County Commissioners
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.**
Adopt higher SEPA categorical exemptions for minor new construction as allowed by WAC 197-11-800. See specific text at the beginning of this checklist.

12. Location of the proposal.

This is a non-project action that will apply to the confines of unincorporated Clark County

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.**
Not applicable.
- 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. This is a non-project action.
- 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. This is a non-project action. No development is anticipated as part of this application.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**
Not applicable. This is a non-project action.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**
Not applicable. This is a non-project action. No development is anticipated as part of this application.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**
None. This is a non-project 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 and when the project is completed? If any, generally describe and give approximate quantities if known.**
None, 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:**
None are proposed as part of this non-project 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.
- 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.**
No.
- 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 flood plain? If so, note location on the site plan.**
Not applicable. This is a non-project 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.**
No.

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.**
No.
- 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. This is a non-project action.

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:

No mitigation measures are proposed as part of this non-project 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

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

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

None as part of this non-project action.

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

None known.

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

None proposed as part of this non-project 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, herring, shellfish, other:

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

None observed.

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

Not applicable.

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

None are proposed as part of this non-project 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.
- 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. This is a non-project 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.**
None.
 - 1) **Describe special emergency services that might be required.**
None.
 - 2) **Proposed measures to reduce or control environmental health hazards, if any:**
None proposed as part of this non-project action.
- 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.**
None.
 - 3) **Proposed measures to reduce or control noise impacts, if any:**
None.

8. Land and Shoreline Use

- a. **What is the current use of the site and adjacent properties?**
This is a non-project action that will apply to various uses across Clark County.
- 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?**
None as part of this non-project action.
- e. **What is the current zoning classification of the site?**
This is a non-project action that will apply to various zoning districts across Clark County.
- f. **What is the current comprehensive plan designation of the site?**
This is a non-project action that will apply to various comp plan designations across Clark County.
- 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 for this non-project action.
- 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 for this non-project action proposal.

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:**
None are proposed for this non-project action.

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?**
None are proposed as part this non-project action.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
None are proposed as part of this non-project action.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
None as part of this 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:**
None are proposed as part of this non-project action.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
Not applicable.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None are proposed as part of this non-project action.

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.
- 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:**
None proposed as part of this non-project action.

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.

- b. **Is the 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?**
Not applicable.
- d. **Will the proposals 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 for this non-project action.
- g. **Proposed measures to reduce or control transportation impacts, if any:**
None proposed as part of this non-project 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.**
No.
- b. **Proposed measures to reduce or control direct impacts on public services, if any.**
None proposed as part of this non-project 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.
- 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.**
None proposed as part of this non-project 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: _____

Date Submitted: April 3, 2013

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?**

This application proposes a development code change only. No development is proposed at this time. Subsequent site plan or subdivision applications for specific future development will be prepared and submitted for review and approval. All the above impacts are addressed through CCC Chapter 40.385 (stormwater), Southwest Washington Clean Air Agency permits, CCC 15.12 (fire), CCC Chapter 40.410 (critical aquifer recharge areas) WAC 173-60 (noise)

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

WAC 197-11-800(1)(c)(i) requires documentation that existing regulations will adequately address impacts created by adopting the increased exemption levels.

All but the most minor development projects are subject to other county ordinances including stormwater, land use, critical areas (including wetlands, habitat, critical aquifer recharge and geologic hazard areas), and Shorelines that address impacts to plants, animals and fish.

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

Increasing the categorical SEPA exemptions should have no impact on the use of energy or resources that would not otherwise occur.

- 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?**

Raising the categorical exemption levels will not have an overarching effect on changing any such designations that the county may have.

As far as raising the exemption levels on a project specific basis, future applications will be reviewed for compliance with applicable ordinances including habitat, wetlands, floodplains, and Shorelines as noted above under question #D2.

Note, that the county's archaeological provisions (which can require archaeological investigation results be sent to DAHP) are triggered only by the county's SEPA provisions. With fewer SEPA-mandated archaeological investigations, it's possible that more sites may be accidentally disturbed because applicants are not forced to do early preliminary work. Regardless, it is the applicant's responsibility to comply with state laws regarding the discovery of cultural resources whether the county requires an investigation or not. Clark County's building permit applications have a standard warning regarding such inadvertent discovery.

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?**

Section 40.570.090.D.1.a proposes to eliminate SEPA reviews for Shorelines Exemption applications if the project is not located below the ordinary high water mark. Conditions of approval can still be imposed on "Shorelines Exemptions" through the county's Shoreline and other critical areas codes.

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

Increasing the categorical SEPA exemptions should have no impact on transportation or public services and utilities that would not otherwise occur.

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

The proposed changes are consistent with the increased categorical exemption levels of WAC 197-11-800.

ADDITIONAL INFORMATION:

8. **Per WAC 197-11-800(c)(ii) describe the public comment opportunities associated with increased exemption levels.**

Increasing the numbers of exempt single family and multiple family dwelling units will not change the existing public comment opportunities that the county currently provides for these types of projects. Currently, the county allows only one single family dwelling on each lot, and each building permit is a SEPA-exempt separate application for which no public notice is required. Four or more multi-family dwelling units (far below even the existing categorical exemption level) is subject to Type II site plan review which requires public notice within a radius of 300'; in addition, the local neighborhood association is notified, and all Type II developments are posted on the county's web site.

No public notice is required for building permits for agricultural buildings. **Increasing the exempt levels of agricultural buildings from 10,000 to 40,000 square feet** will result in eliminating the SEPA notice requirement for any such buildings between 10,000 and 40,000 square feet.

Increasing the exemption levels for commercial-type developments will not change the public notice requirements for these types of projects. All new commercial developments are subject to at least Type II review, for which public notice is required within a radius of 300' in the urban area and 500' in the rural area; in addition, the local neighborhood association is notified and all Type II or greater developments are posted on the county's web site.

No public notice is required for "stand alone" grading permits, regardless of how large the project. **Stand-alone grading permits between 501 and 1,000 cubic yards will not require any public notice under the increased exemption proposal, whereas they would have required notice under SEPA.**



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT

File Name: SEPA Categorical Exemptions
Date Published: April 5, 2013

Today's Date: **April 3, 2013, 2013**

Attached is an environmental Determination of Non-significance (DNS) and associated environmental checklist issued pursuant to the State Environmental Policy Act (SEPA) Rules (Chapter 197-11, Washington Administrative Code). The enclosed review comments reflect evaluation of the environmental checklist by the lead agency as required by WAC 197-11. You may comment on this determination within fourteen (14) days of the DNS publication date of **April 5, 2013**, the lead agency will not act on this proposal until the close of the **14-day comment period, which ends on April 18, 2013**

Please address any correspondence to: Clark County Community Development
RE: SEPA Comments
Attn: **Jan Bazala**
PO Box 9810
Vancouver, WA 98660-9810

DISTRIBUTION:

Federal Agencies:

Bonneville Power Administration
Federal Aviation Administration, Aeronautics Division
Gifford Pinchot National Forest USDA
US Army Corps of Engineers
US Fish & Wildlife Service, Ridgefield, WA
US Fish & Wildlife Service, ESA Division Manager, Portland, OR
US Forest Service, NSA Office, Hood River, OR

Native American Interest:

Chehalis Tribal Council
Chinook Nation/Indian Country
Columbia River Inter-Tribal Fish Commission
Confederated Tribes of Grand Ronde
Confederated Tribes of Warm Springs
Cowlitz Tribe, Longview, WA
Nisqually Indian Tribe
Quinalt Nation Business Committee
Shoalwater Bay Tribe
Yakima Indian Nation
Nez Perce Tribe, Lapwai, ID

State Agencies:

WSDOT, SW Region - Donald Wagner
WSDOT, SW Region - Jeff Barsness
WSDOT, SW Region - Ken Burgstahler

State Agencies required by

Dept. of Commerce: Department of Commerce - Ike Nwankwo
Department of Commerce - Review Team
Department of Commerce - David Andersen

1300 Franklin Street, 3rd Floor • P.O. BOX 9810 • VANCOUVER, WASHINGTON 98666-9810
(360) 397-2374 • FAX (360) 397-2011 • TDD (360) 397-6762 • commdev@clark.wa.gov

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Department of Corrections, Olympia, WA
Department of Health, Office of Drinking Water, Olympia, WA
Department of Ecology SEPA Unit
Department of Fish & Wildlife, Region 5 - Lisa Renan, Vancouver, WA
Department of Fish & Wildlife, Priority Habitats - George Fornes
Department of Fish & Wildlife, Shorelines - Katie Knight
Department of Fish & Wildlife - Review Team
Department of Natural Resources - SEPA Center
Department of Social & Health Services - Edwin Valbert
Department of Transportation - Katherine Klockenteger
Parks and Recreation Commission, State of WA - Randy Kline
Utilities and Transportation Commission
WA Office of Archaeology & Historic Preservation - Robert Whitlam

Regional Agencies:

Regional Transportation Council - Lynda David
SW Clean Air Agency - David Joyner

Local Agencies:

Clark County Department of Community Development
Building Division - Jim Muir
Fire Marshal's Office
Clark County Public Works:
78th Street
Environmental Services - Jo Anne Berg
Transportation Division - Rob Klug
Clark County Sheriff's Office - Sheriff Gary Lucas
Clark County Emergency Management
Clark County Prosecutor's Office - Christine Cook
City of Vancouver:
Community Planning - Chad Eiken
Clark Vancouver Parks & Recreation - Laura Hudson
Transportation - Thayer Rorabaugh
Clark County Health Department - Carla Sowder

School Districts:

Battle Ground School District
Camas School District
Evergreen School District
Green Mountain School District
Hockinson School District
La Center School District
Ridgefield School District
Vancouver School District
Washougal School District
Woodland School District

Cities and Town:

City of Battle Ground - Robert Maul
City of Camas - Phil Bourquin
City of La Center - Dale Miller
City of Ridgefield - Jim Perry
City of Vancouver - Chad Eiken
City of Washougal - Mitch Kneipp
City of Woodland - Carolyn Johnson
Town of Yacolt - Jeff Niten

Special Purpose Agencies:

C-Tran - Jeff Hamm
C-Tran - Development Review
Clark County Public Utilities (PUD) - Jim Sanders
Clark Regional Wastewater District

Natural Resources Conservation Service (NRCS) – Rebecca Morris
Port of Camas-Washougal – David Ripp, Executive Director
Port of Ridgefield
Port of Vancouver
Vancouver Housing Authority

Libraries:

Battle Ground Library
Camas Library
Cascade Park Library
Vancouver Community Library
Ridgefield Library
Vancouver Mall Library
Washougal Library
Woodland Library

Fire Districts:

East County Fire & Rescue - Chief Scott Koehler
Fire Protection District No. 2 - Chief Michael Jackson
Fire Protection District No. 3 - Chief Steve Wrightson
Fire Protection District No. 5 & 81 - Chief Don Bivins
Fire Protection District No. 6 - Chief David Taylor
Fire Protection District No. 10 - Chief Sam Arola
Clark County Fire & Rescue - Chief Dennis Mason
Fire Protection District No. 13 - Chief Ben Peeler

Neighborhoods & Homeowner
Associations:

Andresen/St. Johns Neighborhood Association – Neil Chambers
Concerned Citizens of Hockinson Neighborhood Association - Jack Bremer
Daybreak Neighborhood Association - Sam & Julia Richard
East Fork Frontier neighborhood Association – Sandra Bennett
East Fork Hills Rural Association - Val Alexander
East Minnehaha Neighborhood Association - Sue Lintz
Enterprise Paradise Point Neighborhood Association – VaNessa Duplessie
Evergreen East Neighborhood Association - Doug Paulson, c/o L. Meharry
Fairgrounds Neighborhood Association - Bridget Schwarz
Felida Neighborhood Association - Milada Allen
Fern Prairie Neighborhood Association – Jim Fisher
Fisher-Mill Plain Neighborhood Association - Stacey Johnson
Greater Brush Prairie Neighborhood Association - Sam Kim
Green Meadows Neighborhood Association – Dave Sociofsky
Heritage Neighborhood Association – Christie BrownSilva
Meadow Glade Neighborhood Association -Harold Hansen & Wayne Turvey
NE Hazel Dell Neighborhood Association - Bud Van Cleave
N.A.C.C.C. - Doug Ballou (mail: Art Stubbs)
N.Fork LewisRiver Neighborhood Association-D. Petersen c/o Paul Sorenson
North Salmon Creek Neighborhood Association – Paul Scarpelli
Pleasant Highlands Neighborhood Association – Ron Price
Proebstel Neighborhood Association – Wendy Garrett
Ridgefield Junction Neighborhood Association – Dave Kelly
Roads End Neighborhood Association - Barbara Murray
Sherwood Hills Neighborhood Association - Dick Durland
Sifton Neighborhood Association – Christie BrownSilva
Sunnyside Neighborhood Association - George White
Truman Neighborhood Association – Eidon & Venus Kohler
Washougal River Neighborhood Association – Brendan Addis
West Hazel Dell Neighborhood Association - Ila Stanek

Media:

Camas-Washougal Post Record – Heather Acheson

Columbian - Elisa Williams
KGW NW TV Ch. 8 - Joe Arndt
KOIN News Center 6 - Bruce Williams
KPDX - Fox 49
Oregonian, Vancouver - Bill Stewart
Reflector, Battle Ground - Marvin Case

Other Interested Parties:

BIA (Building Industry Assoc.) of SW Washington
CC Airport Owners & Managers Association - Dale Detour
CCNRC - Clark County Natural Resource Council - John & Diane Karpinski
Chamber of Commerce - Kelly Parker
Clark County Association of Realtors
Clark County Citizens in Action - Jan Baldwin
Clark County Citizens in Action - Thomas McConathy
Clark County Citizens United - Carol Levanen
Clark County Citizens United - Nick Redinger
Columbia River Economic Development Council (CREDC)
Cowlitz-Wahkiakum COG - Rosemary Siipola
County Road Administration Board (CRAB) - Sam Wentz
Eric Fuller & Associates
Foster Pepper & Shefelman - Tayloe Washburn
Friends of Clark County
Friends of Columbia Gorge - Richard Till
Kent Landerholm & Associates, Inc.
Landerholm Law Firm - Randy Printz
Landerholm Law Firm - Kelly Flanigan
Jordan Ramis PC - James Howsley
PBS Environmental - Bart B. Phillips
Rural Clark County Preservation Association (RCCPA) - Dennis Dykes
Stoel Rives LLP - Mark Feichtinger
SW WA Contractors Association - Mike Bomar
WSU, Finance & Operations - Lynn Valenter
Aaby, Clifford
Collier, Mark
Cooper, David
Hadley, Ken
Herron, Wuanita M.

**STAFF REPORT AND RECOMMENDATION
TO THE CLARK COUNTY PLANNING COMMISSION**

TO: Clark County Planning Commission

FROM: Jan Bazala, Planner II

PREPARED BY: Jan Bazala, extension 4499

SUBJECT: Raising the county's SEPA categorical exemptions

PC HEARING

DATE: April 18, 2013

**REPORT
PREPARATION**

DATE: March 22, 2013

I. SUMMARY

Changes are proposed to Clark County Code Section 40.570.090. These changes, if approved, will allow more development projects to be exempt from the State Environmental Policy Act (SEPA) provisions in the county's development code.

II. BACKGROUND

All municipalities in Washington are subject to the State Environmental Policy Act (SEPA) which provides for the review of environmental impacts from development projects, and allows specific conditions of approval beyond those found in existing development codes. Not all projects are subject to SEPA review; state WAC 197-11-800 contains a list of exemptions for "minor new construction", and allows jurisdictions some leeway in setting appropriate levels for these exemptions. The WAC was recently amended to allow (but does not require) the county to increase our exemption levels, provided that we document how existing county, state and federal regulations are adequate to mitigate impacts. The amended WAC 197-11-800 is included as Exhibit 1.

Note that the county can elect to raise our SEPA categorical exemptions to something less than the maximum allowed by the WAC.

The Board has expressed interest in streamlining development processes, as well as making them less expensive, so the proposal shows the highest allowable exemption levels. The proposed code amendments are included in Attachment "A".

The current cost of a SEPA review is \$1,581.

While other amended WACs (197-11-315 & 197-11-960, also in Exhibit 1) allows the county the option to amend our SEPA checklist, the purpose and intent of changing the checklist is unclear; therefore, no changes to the county's standard checklist is proposed.

III. PROCESS

While the state WAC allows for higher exemption levels, the Unified Development Code Section 40 570.090 must be amended before the county can use the higher thresholds and exempt more projects from SEPA review.

IV. ANALYSIS

Should the code changes be approved, fewer applications will be subject to SEPA review.

SEPA is generally considered to be a "fail safe" tool to either require extensive environmental analysis of a project (an EIS), or to add conditions to a project that other codes don't cover in order to mitigate impacts to a non-significant level.

All but the most minor development projects are subject to county review and ordinances including stormwater, roads and traffic, zoning and land use, and critical areas (including wetlands, habitat, critical aquifer recharge areas, Shorelines and geologic hazard areas). These codes have been shown to address most impacts for relatively minor projects; SEPA is not often called upon to require extra-ordinary conditions.

Potential drawbacks

While fewer SEPAs will save applicants money and reduce duplicitous regulations, staff has identified two possible ramifications of increasing the exemptions:

First, the county's archaeological provisions (which can require archaeological investigation results be sent to DAHP) are triggered only by the county's SEPA provisions. With fewer SEPA-mandated archaeological investigations, it's possible that more sites may be accidentally disturbed because applicants are not forced to do early preliminary work. Regardless, it is the applicant's responsibility to comply with state laws regarding the discovery of cultural resources whether the county requires an investigation or not. Clark County's building permit applications have a standard warning regarding such inadvertent discovery.

Second, the county's habitat and wetland ordinances do not have provisions to protect endangered plants. SEPA has, on rare occasions, been used to do that. Staff will

continue to research what (if any) other means may be used to protect endangered plants other than SEPA.

Other considerations

Increasing the numbers of exempt **single family** dwelling units will not have much of an impact on current practices. Currently, the county allows only one single family dwelling on each lot, and each building permit is a SEPA-exempt separate application. The only time the single family exemption of up to 30 units could ever come into play is for cottage housing developments which do allow multiple single family dwellings on one lot. In that case, 30 single family dwellings could be built on a development site with no SEPA review, whereas only 20 could be built without SEPA review today.

V. COMMUNITY OUTREACH

The Board of County Commissioners were informed of the raised exemption levels in WAC 197-11-800 on March 13, 2013 and directed staff to proceed with the formal review process for these code changes.

The Planning Commission work session was scheduled for April 4, 2013.

Approval of amended development regulations are themselves subject to SEPA review. As such, a SEPA determination of non-significance was published in the "Columbian" newspaper on March 27, 2013. An environmental checklist of the expect impacts was sent in late March, 2013, with a SEPA comment period deadline of April 10, 2013.

In addition to those agencies that were sent the SEPA checklist, the text of the proposed changes was sent to the Development Engineering Advisory Board (DEAB).

A legal notice of the public hearing was published in the "Columbian" newspaper on or before April 4, 2013.

VI. RECOMMENDATION

Staff recommends the Planning Commission favorably consider this proposal and forward a recommendation of APPROVAL to the Board of County Commissioners.

Enclosures:

Attachment A – Text changes

Exhibit 1- Copy of WACs 197-11-315, 800, and 960, as amended

McCall, Marilee

From: McCall, Marilee
Sent: Wednesday, April 03, 2013 7:33 PM
To: Bazala, Jan; Orjiako, Oliver; Euler, Gordon
Cc: 'Bonneville Power-Administration'; 'Chehalis Tribal Council'; Smith-Lee, Doug; 'Columbia River Inter-Tribal Fish Commission'; 'Confederated Tribes of Grand Ronde'; 'Confederated Tribes of Warm Springs'; 'Cowlitz Indian Tribe'; 'Friends of Clark County'; 'KPDX Fox 49'; 'Nisqually Indian Tribe'; 'Port of Vancouver'; 'U.S. Fish & Wildlife Service'; 'Vancouver School District'; 'WA Department of Corrections'; 'WA Department of Ecology (GMA Coordinator)'; 'Woodland School District #404'; Guardino, Corrie; 'Development Review'; 'Environmental DNS'; 'Facilities Department'; 'Clifford Aaby'; 'Stephan Abramson'; 'Heather Acheson'; 'Brendan Addis'; 'Val Alexander'; 'Jamie Allen'; 'Marnie Allen'; 'David Andersen'; 'Grag Anderson'; 'Joe Arndt'; 'Doug Ballou'; 'Jeff Barsness'; 'Sandra Bennett'; Berg, Jo Anne; 'Ken Berg'; 'Mike Bomar'; 'Phil Bourquin'; 'Patty Boyden'; 'Rochonne Bria'; 'Christie BrownSilva'; 'Christie BrownSilva'; 'Ken Burgstahler'; 'Jeff Carothers'; 'SEPA Center'; 'Neil Chambers'; 'Chris Chandler'; Mike Ciraulo; 'Mark Collier'; 'Larry Connolly'; Cook, Christine; David, Lynda; 'Aeronautics Division'; 'Troy Drawz'; 'VaNessa Duplessie'; 'Dennis R. Dykes'; 'Gene Eckhardt'; 'Art Edgerly'; 'Eric Eisemann'; 'Robert Elliott'; 'Mark R. Feichtinger'; 'George Fornes'; 'Eric Fuller'; 'Wendy Garrett'; Gentry, John; 'Diana Gilsinger'; 'David Gray'; 'Ken Hadley'; Jennifer Halleck; 'Jeff Hamm'; 'Wuanita Herron'; 'James Howsley'; 'Robert Hubenthal'; Hudson, Laura; Jim Irish; Jackson, Michael; 'Debbie Jermann'; 'Stacey Johnson'; 'Joe Jones'; 'John Karpinski'; 'Denny Kiggins'; 'Randy Kline'; 'Katherine Klockenteger'; Klug, Rob; 'Katie Knight'; 'Scott Koehler'; 'Eldon/Venus Kohler'; 'Marc Krsul'; 'Kent C. Landerholm'; Leavitt, Tim; 'Carol Levanen'; 'Sue Lintz'; Lucas, Garry; 'Jason Lyon'; 'Steve Madsen'; 'Steven Manlow'; 'Mark Mansell'; 'Rebel Martin'; 'Dennis Mason'; 'Pam Mason'; 'Robert Maul'; 'Sean McGill'; 'Mike Means'; 'Barbara Meisenheimer'; 'Phil Messina'; 'Dale Miller'; Muir, Jim; 'Mike Nerland'; 'Lisa Nisenfeld'; Niten, Jeff; 'SEPA Notifications'; 'Ike Nwankwo'; 'Lynn Oliver'; Ron Onslow; 'Rob Pearson'; Peeler, Ben; 'Randall Printz'; 'Eileen Qutub'; Ransom, Matt; 'Nick Redinger'; Redline, Tina; 'Lisa Renan'; 'Development Review'; 'SEPA REVIEW'; 'Stephanie Rice'; 'David Ripp'; 'Heidi Rosenberg'; 'Bonnie Sant'; 'Paul Scarpelli'; 'Bridget Schwarz'; 'Stacey Shields'; 'Rosemary Siipola'; 'Dave Socolofsky'; Sowder, Carla; 'Julie Spack'; 'Jackie Spurlock'; 'Ila Stanek'; 'Joe Steinbrenner'; 'Dawn Tarzian'; 'David Taylor'; 'Review Team'; 'Richard Till'; 'Teresa Torres'; Towne, Sandra; Valenter, Lynn; 'Bud Van Cleve'; 'Donald Wagner'; 'Steve Walker'; 'Sam Wallin'; 'J. Tayloe Washburn'; 'George White'; 'Robert Whitlam'; 'Judy Wile'; 'Bruce Williams'; 'Cindy Wilson'; 'Mike Wojtowicz'; Wrightson, Steve; 'Sandra Yager'; 'dallen@clarkpud.com'; 'rebecca.morris@wa.nrcs.usda.gov'
Subject: CLARK COUNTY SEPA DNS - SEPA Categorical Exemptions for minor new construction - Comments due by 4/18/2013
Attachments: SEPA-Exemptions_PC staff report.pdf; SEPA DNS-Exemptions.pdf

Attached to this e-mail is a Notice of Determination of Non-Significance (DNS) from Clark County Community Planning.

The notice consists of:

- SEPA Environmental Checklist and Distribution List
- Staff Report

Description of Proposal: Clark County is proposing to amend the county's SEPA Categorical Exemptions for minor new construction in CCC 40.570.090.

*Comments on this project are due by 5 p.m. on April 18, 2013.

For additional information regarding this project, please contact the project case manager:

Jan Bazala, Planner II
Community Development
360.397.2375 ext. 4499
jan.bazala@clark.wa.gov

Marilee McCall Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning

Ridgefield Community Library
P.O. Box 547
Ridgefield, WA 98642

Shoalwater Bay Tribal Council
P.O. Box 130
Tokeland, WA 98590

Kris Aanperup
PO Box 280
Castle Rock, WA 98611

Sam Arola
Fire District #10
P.O. Box 309
Amboy, WA 98601-0309

Jack Bremer
Concerned Cit. of Hockinson NA
P.O. Box 866
Brush Prairie, WA 98606-0866

David Cooper
27715 NE 197th Ave
Battle Ground, WA 98604

Rick Dronen
Ramblin' Ck Estates/SS Ck. N.A
12607 NE 37th Ct.
Vancouver, WA 98686

Dick Durland
Sherwood Hills Neighborhood Assn
10525 NE Sherwood Drive
Vancouver, WA 98686

Jim Fisher
Fern Prairie Neighborhood Assn
P.O. Box 888
Camas, WA 98607-0888

Thomas J. McConathy
Clark County Citizens in Action
1017 NE 107th Street
Vancouver, WA 98685

Barbara Murray
Roads End Neighborhood Assoc.
5513 NE 40th St.
Vancouver, WA 98661

David Petersen
North Fork Lewis River N.A.
c/o Paul Sorenson
P.O. Box 2121
Woodland, WA 98674

Ralph Sampson, Jr.
Yakima Indian Nation
P.O. Box 151
Toppenish, WA 98948

Robert S. Taylor
Chinook Nation/Indian Country
P.O. Box 304
Ilwaco, INDIAN COUNTRY 98624

Wayne Turvey
Meadow Glade Neighborhood Assn
11797 NE 189th Street
Battle Ground, WA 98604

Mailed 4/3/2013
WMA



proud past, promising future

CLARK COUNTY
WASHINGTON

COMMUNITY PLANNING

Please note that there are three SEPA DNS notifications in this one mailing to conserve costs and resources: Town of Yacolt Comprehensive Plan, Wineries Ordinance, and SEPA Categorical Exemptions.

Also, Clark County is working to reduce costs by transferring the SEPA notifications to an electronic system as much as it is possible. If you have an active e-mail address that we can send these notices to, rather than sending these hard copies, (or if you would like to be removed from this mailing list), please contact me and forward your information.

Thank you for your help!

Marilee McCall | Administrative Assistant
Community Planning | "Planning for Clark County's promising future"
tel: 360.397.2280 ext. 4558 | fax: 360.759.6762
P.O. Box 9810 | Vancouver WA 98666
www.clark.wa.gov/planning