

KLICKITAT COUNTY

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of Proposal: The purpose of this project is the adoption of amendments to the Husum/BZ Corner Sub-Area Plan and zoning/text update. The current Sub-Area Plan has not been updated since 1995 and zoning text and maps for the area have not been updated since 1982. A summary of existing and the proposed plan and zoning revisions is in the following table:

Husum Area	Area in Acres	
	Existing	Proposed
Rural Center	406	163
Rural Residential 1	1	358
Rural Residential 2	243	1,002
Resource Lands	873	0
Total	1,523	1,523
BZ Corner Area	Existing	Proposed
Rural Center	129	129
Rural Residential 2	363	590
Resource Lands	227	0
Total	719	719
Remaining Area	Existing	Proposed
Rural Residential 2	99	99
Resource Lands	17,741	17,741
Total Subarea	20,081	20,081

Proponent: Klickitat County, 228 W. Main, MS: CH-17, Goldendale, Washington 98620. An earlier proposal by *SDS Lumber Co., LLC, et. al.* under SEP 2006-42, discussed below, has been consolidated for this review.

Location of Proposal: The Husum/BZ Corner planning area is comprised of the area described as: Sections 25 – 36, T5N, R10E. W.M.; Sections 27 – 34; T5N, R11E, Sections 1-36, T4N, R10E. W.M.; Sections 3 – 9, Section 10 except the S ½ of the SE ¼. NW ¼ of Section 15, Sections 16 – 21, 28, 29, 30, 31, 32, T4N, R11E. W.M.; NW ¼ Section 1, W ½ of Section 13, and portions of Sections 2, 3, 10, 11, 14 and 15 T3N, R10E. W.M. within Klickitat County, Washington.

Background and Prior Review:

A. SEP2006-42. The purpose of this proposal was to rezone ±107 acres from Resource Lands to Rural Residential 1 (RR1) and to amend the Comprehensive Plan designation from Resource Lands to Rural Residential. The proposal was expanded by the Klickitat County Planning Department to include 2 parcels within the interior of the identified area. That particular proposal related to property located within Sections 2, 3 and 10, T3N, R10E, W.M., Klickitat County (off SR 141, in the vicinity of Husum). After evaluating the proposal, the Klickitat County Planning Department issued a Determination of Non-Significance (DNS) on October 26, 2006. The DNS was not appealed.

However, the Planning Commission's May 28, 2009 recommendation to approve the rezone and comprehensive plan amendment was appealed by the Friends of the White Salmon (FWS). Following a hearing on the appeal, the Board of County Commissioners (BOCC) deferred any decision until further consideration of the Husum/BZ Corner Comprehensive Plan and Zoning Update.

B. File No. SEP2007-12. After evaluating the Proposal, the Klickitat County Planning Department issued a Determination of Non-Significance ("DNS"), on March 29, 2007.

The Planning Commission held a public hearing on April 16, 2007. The Commission continued the hearing to May 14, and May 21, 2007, and accepted additional comment. On May 24, 2007, the Planning Commission issued a recommendation to approve the Proposal. The BOCC then held a combined public hearing and SEPA appeal hearing on September 6, 2007 in White Salmon.

The Klickitat County Commissioners ("BOCC") heard public testimony and reviewed written comment on the legislative Proposal. To decide the SEPA appeal, the Board considered the entire record, including the DNS and the SEPA Checklist, and the FWS oral and written argument.

By Resolution #11908 (June 24, 2008), the BOCC remanded the DNS to the Planning Department for additional SEPA review to include, but not be limited to impacts to water resources.

Other Environmental Review:

A. This MDNS also incorporates by reference the Final Environmental Impact Statement for the Lower White Salmon National Wild and Scenic River Management Plan (November 1991), and the Record of Decision by the U.S. Department of Agriculture, Forest Service, for the Lower White Salmon National Wild and Scenic River Management Plan (November 22, 1991). A copy of the EIS and Record of Decision is on file with the Klickitat County Planning Department. The 1990 Agreement between Klickitat County and the USDA Forest Service, recognizes

Since most of the land along the rivers is private, it comes under the control of the Klickitat County Zoning Ordinance. The first 200 feet of land above mean high water falls under The Shoreline Management Act, a 1971 Washington State law whose purpose is to protect the unique and diverse shoreline areas of Washington State against poor management and destructive usage through a sound, comprehensive management program. Klickitat County has the responsibility to administer the provisions of that Act through the Klickitat County Shorelines Master Plan.

As a result, the County will mitigate the impacts of development through site specific analysis under its Zoning Ordinance and Shoreline Management Plan (as well as its Critical Areas Ordinance).

B. The Condit Hydroelectric Project, located on the White Salmon River in Klickitat and Skamania Counties, Washington, was constructed in 1912 and 1913 and has produced electricity since it was completed. PacifiCorp is proposing to and commence removal of the dam after October 2011.

Environment review under the National Environmental Policy Act (NEPA) incorporated herein includes:

- Condit Hydroelectric Project Final Environmental Impact Statement, FERC No. 2342-005, Washington (FERC 1996)
- Final Supplemental Final Environmental Impact Statement, Condit Hydroelectric Project, Washington, FERC Project No. 2342 (FERC 2002)

These documents identified and evaluated a range of reasonable alternatives to the proposal, identified probably significant impacts associated with the proposal and its alternatives, and addressed mitigation measures.

The Washington State Department of Ecology (Ecology) conducted an environmental review under the State Environmental Policy Act (SEPA) comparing the effects of continued operation of the dam (the no-action alternative) with the removal of the dam (proposed action). This process culminated with a Final Supplemental Environmental Impact Statement (SEIS) published in March 2007, which supplemented the NEPA environmental impact statements produced by the Federal Energy Regulatory Commission (FERC) in 1996 and 2002. Ecology produced a Second Supplemental SEPA/SSEIS (January 2010).

Subsequent Review: As a result of the actions of the BOCC, the following environmental elements under both SEPA and NEPA, were further evaluated: land use, water, animals and transportation. Each of those elements and mitigation measures are identified as follows.

Land Use: As part of the initial review of the proposal, Tenneson Engineering prepared for the County a Buildable Lands Inventory report (2006). That Report indicated that the Husum/BZ planning area would grow by 323 new homes by 2025. However, the report did not take into consideration development regulations and other development constraints (e.g., critical area regulations). The County Planning Department's internal review shows that historic/previous development under the RR2 zoning within the area has resulted in lots that average 3.37 acres in BZ Corner and 3.44 acres in Husum. Based on one parcel/home per 3.40 acres, the 604 acres of currently available RR2 zoning could accommodate approximately 177 home sites. The expansion of the RR2 zone as set forth in the proposal is not expected to give rise to densities less than one parcel per 3.40 acres.

Water: The County contracted Aspect Consulting to prepare a Hydrologic Report (November 4, 2009). The report evaluated potential adverse impacts to surface and groundwater quantity and quality that may result from development authorized under various planning alternatives. The first alternative considered proposed zoning designations as recommended to the BOCC by the Planning Commission and by the Husum/BZ Corner Community Council. As summarized in the Aspect Report, those alternatives were:

- Alternative 1a assumes a maximum density buildout scenario where every acre of land within the Subarea is developed to the density allowed.
- Alternative 1b assumes a more reasonable full buildout scenario that is limited by known factors such as steep slopes, and lack of community sewer in the Subarea.
- Alternative 1c considers a 20-year buildout scenario with a moderate (3% annual) population growth rate.

The second alternative considered in the Aspect Report considered the zoning designations under the existing Klickitat County zoning ordinance. Again, three alternatives were analyzed:

- Alternative 2a assumes a maximum density buildout scenario where every acre of land within the Subarea is developed to the density allowed.
- Alternative 2b assumes a more reasonable buildout scenario that is limited by known factors such as steep slopes, and lack of community sewer in the Subarea.
- Alternative 2c considers a 20-year buildout scenario with a moderate (3% annual) population growth rate.

The second of each of the above alternatives is based upon earlier forecasts in the Buildable Lands Inventory Report.

Under any of the proposed alternatives, there are no unmitigated significant adverse impacts associated with the proposal. The Aspect Report identifies mitigation measures, many of which are already in place as a result of State and County requirements relating to development (e.g., Klickitat County critical area ordinance). Those mitigation measures are incorporated by this reference, and attached to this MDNS as Appendix A. Because this is a non-project level analysis, individual projects will be subject to further review relating to impacts on water quantity and water quality.

In addition to the foregoing, Klickitat County through its Health Department and Planning, Building and Public Works Departments, will continue to monitor storm and surface water management and water quality issues in this area. In the event that there is evidence of potential degradation in critical functions, the County has a number of options available to it, including but not limited to, the creation of an onsite septic management program consistent with chapter 36.94 RCW, and a storm and surface water management program (including water quality) under either chapters 36.94 or 36.89 RCW. And, as set forth above, individual projects will remain subject to review both by County and State agencies (and within the Wild and Scenic River Boundary, the U.S. Forest Service, as well) for conformance with governing regulations. Most of the land in the area available for development in 2-acre parcels has been developed. And, as a result of site constraints throughout the area (including shorelines and critical areas as well as topography), building sites, even in 2-acre zoning, are averaging 2.75 acres per unit of development. The area has not been available for commercial agriculture and timber interests. As a result, this proposed action considers uses other than large lot development or timber or agricultural production, as currently zoned.

Animals: Wildlife Habitat Data (PHS map) from the Washington Department of Fish and Wildlife (WDFW) indicates much of the Husum/BZ Sub-Area is considered habitat. See also Klickitat County Critical Areas Ordinance. The County recognizes that various species and their habitat may occur in areas not currently known to WDFW biologists or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority species or habitat types. Changing the Comprehensive Plan or zoning designation will not have direct impact on species or habitat. As a result, future site specific surveys and evaluation will be employed as may be required. For example, under the Klickitat County Critical Areas Ordinance, applicants for development are directed to consult with WDFW to determine whether there is habitat on the property that may require the development of a Habitat Management Plan as a condition of further development review by the County.

Transportation: Individual lots already have direct access to SR 141, a north-south corridor through the Husum/BZ Corner planning area, or through other points of access (e.g., county road intersections with SR 141). The County will consult with WSDOT with respect to specific development applications to assure that access to SR 14 conforms with roadway design standards and avoidance of conflict relating to SR 141 ingress and egress. Consistent with WSDOT's comments, Traffic Impact Analysis (TIA) may be requested of a permit applicant, including additional identification of mitigation for diminution of capacity consistent with adopted standards governing intersection and roadway capacity in rural areas.

Lead Agency: Klickitat County Planning Department, 228 West Main, MS: CH-17, Goldendale, WA 98620

Threshold Determination: The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, as mitigated. 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. The proposal is available for review at the Klickitat County Planning Department and online at <http://klickitatcounty.org/Planning/>.

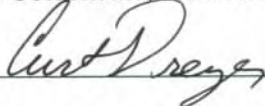
Comment Period: Comments must be submitted by November 5, 2010.

Appeal Period Ends: November 5, 2010 at 5:00 p.m.

Responsible Official: Curt Dreyer

Position/Title: Klickitat County Planning Director Phone: 509-773-5703

Address: 228 West Main, MS: CH-17, Goldendale, WA 98620

Date. 10/15/10 **Signature** 

Per the Klickitat County Environmental Ordinance #121084 (Amended Ordinance #041095) any agency or person may appeal the DNS to the Board of County Commissioners, who would then hold a hearing. Appeals shall state with specificity the basis for the appeal and the errors to be asserted to the Board. In order for an appeal to be accepted, the completed appeal form and appeal fee of \$175.00, made payable to Klickitat County Planning Department, must be filed with the Board of County Commissioners and the Klickitat County Auditor by 5:00 p.m., November 5, 2010.

Appendix A

Excerpt from:

“HYDROLOGIC REPORT – Husum/BZ Corner Subarea”

Prepared by ASPECT CONSULTING

40 PROJECT NO. 080184-001-04 NOVEMBER 4, 2009

4 Potential Mitigation

4.1 Water Quantity

Potentially significant impacts to water quantity for the various zoning alternatives were identified in Sections 3.1.1 and 3.1.2:

- Increased stormwater runoff; and
- Increased groundwater withdrawals for water supply.

Increased Stormwater Runoff

Mitigation for increased stormwater runoff can be achieved by complying with the flow control standards in Ecology’s Stormwater Management Manual of Eastern Washington. Under these guidelines, applicable projects are required to mitigate for increased runoff by routing through a detention or infiltration pond rather than discharging directly to a river or stream. Small projects, such as individual residences in a rural setting, should mitigate via applicable local and international building codes, such as roof gutters, downspouts and splashblocks to dissipate and infiltrate roof runoff.

Increased Groundwater Use in the CRBG Aquifer

As discussed in Section 3.1.2, development under the various zoning alternatives could result in an increase in consumptive groundwater use from the CRBG aquifer. In addition, faults and folds in the area likely create barriers to groundwater flow, limiting recharge to the CRBG aquifer. Return flow from groundwater withdrawals from the CRBG aquifer would primarily provide recharge to the alluvial sediments and Quaternary volcanics aquifer and not to the CRBG aquifer.

Long-term groundwater level monitoring data from the City of White Salmon water system wells indicates the potential for depletion of groundwater resources in the fault bound CRBG aquifer blocks. Because the recharge areas to the CRBG aquifer within the fault bound blocks of the study area have not been defined, development of the CRBG aquifer should be approached with caution and include a water level monitoring program. Additional withdrawals from the CRBG aquifer in which City of White Salmon Wells Nos. 1 and 2 are located are considered a significant impact. Should monitoring indicate limited recharge to the CRBG aquifer blocks within the study area, mitigation measures for the depletion of groundwater resources in the CRBG aquifer include ASR, and completion of future domestic wells in the alluvial sediments and Quaternary volcanics aquifer instead of the CRBG aquifer.

Baseflow Impacts to Tributaries of White Salmon River

Streamflow impacts for White Salmon River tributaries where groundwater withdrawals are in hydraulic continuity are considered a significant impact. This impact may be mitigated by locating wells in areas and/or in aquifers that are not in significant continuity with these tributaries.

4.2 Water Quality

Potentially significant environmental impacts to surface water quality under each alternative were identified in Section 3.2.1 as:

- Increases in stream water temperatures and sediment loads from removal of riparian vegetation, and
- Increases in stormwater pollutant loads that may discharge to streams and groundwater through infiltration.

Significant environmental impacts to groundwater quality under Alternative 1 were identified in Section 3.2.2 as:

- Infiltration of contaminated stormwater with pollutant loads, and
- Nitrate loading from additional septic systems discharges

Increased Stream Temperature and Sediment Load from Clearing

Impacts to stream temperatures and sediment loads can be effectively mitigated by following the protective buffers designated by the Klickitat County Critical Areas Ordinance (see Section 4.3). For maximum effectiveness, protected buffers could be applied to all ephemeral, intermittent, and perennial tributaries to rivers and streams. Additionally, riparian plantings could be implemented in areas if buffers are not currently met along sensitive streams.

Potential temperature impacts related to diminished baseflow in White Salmon River tributaries could be mitigated as described in Section 4.1.

Stormwater Pollutants

Impacts related to stormwater, including surface water and groundwater quality, can be effectively mitigated by requiring all applicable projects to comply with the Ecology Stormwater Management Manual for Eastern Washington. BMPs identified in the Ecology Manual that mitigate for the water quality impacts of increased stormwater flows include source control and runoff treatment. The intent of source control BMPs is to prevent stormwater from becoming contaminated by reducing exposure of pollutants. Runoff treatment BMPs are designed to remove pollutants by gravity settling, filtration, biological uptake and/or soil adsorption.

To protect sensitive lakes, the phosphorus treatment BMPs from the Ecology Manual should be considered for facilities that discharge stormwater to either surface water or groundwater within ¼ mile of a lake. Additionally, infiltration should be disallowed within 1-year TOT WHPAs and stormwater treatment BMPs should also be considered carefully prior to infiltration within a Critical Aquifer Recharge area.

Nitrate Loading

Modeling of nitrate loading to groundwater indicates the potential for nitrate concentrations to exceed the 2 mg/L increase over background concentrations required by Ecology. Mitigating measures include:

- Site-specific assessments of nitrate loading for new developments. If an assessment indicates the potential for nitrate loading to exceed Ecology's groundwater standard, then the following mitigating measures should be investigated:
 - Requiring additional, high efficiency and more costly nitrate removal systems (e.g., recirculating gravel filters) for multi-dwelling drainfields rather than a traditional septic system for each dwelling,
 - Build a community sewer system and treatment plant to include residential development, particularly in RC and RR-1 zoning, and/or
 - Reduce the planned density.
- Region-wide nitrate monitoring program to ensure compliance with groundwater quality standards as development progresses and to provide area specific data on existing nitrate concentrations for use in site specific assessments.

4.3 General Mitigation from Land Use and Other Regulations

In addition to the mitigation elements recommended for specific potential impacts discussed above, Klickitat County Land Use regulations and other state and federal regulations also provide general guidance for development to minimize environmental impacts.

Klickitat County Critical Areas Ordinance (CAO) O012704

The Klickitat County CAO applies to all activities that occur within a designated critical area including wetlands, fish and wildlife conservation areas, aquifer recharge areas, frequently flooded areas and geologically hazardous areas. The CAO includes performance standards for regulated activities within a critical area and also includes specific mitigation for activities within a wetland, fish and wildlife conservation area, or their associated buffers.

Klickitat County Flood Plain Management Ordinance O110788-1

The Klickitat County Flood Plain Management Ordinance applies to all special flood hazard areas identified on the Federal Insurance Administration's Federal Insurance Rate Maps (FIRM) for unincorporated Klickitat County. The ordinance is primarily designed to protect human health and property, but does also include provisions to protect the environment. For instance septic systems located in a flood plain are to be designed to avoid contamination from them during flooding.

Klickitat County Shoreline Master Plan

The Klickitat County Shoreline Master Plan applies to all lands in Klickitat County within 200 feet of streams with a mean annual flow greater than 20 cfs and lakes greater than 20 acres in area. Some of the intents of the Shoreline Master Plan are to preserve and protect the natural character and resources of shorelines. The plan includes general regulations and mitigation alternatives to limit environmental impacts of shoreline development including (but not limited to) prohibiting discharges of contaminants to any water body or the ground, minimizing surface runoff, and limiting land clearing during development.

State Environmental Protection Act (SEPA)

SEPA provides another way for Klickitat County to evaluate the possible environmental impacts, including impacts to water quantity and quality, of specific development projects. Projects that are not category exempt from SEPA review are required to submit an environmental checklist providing the Klickitat County with information on potential environmental impacts of their proposal. The county may require the applicant to conduct environmental studies, or prepare an environmental impact statement (EIS) for the project and provide specific mitigation measures for any potential environmental impacts from the project.

Washington State Department of Fish and Wildlife (WDFW) Hydraulic Project Approval (HPA)

Additional environmental protections for projects that occur near or in water bodies that are provided through the WDFW's HPA process. An HPA is required for all projects that may use, divert, obstruct or change the natural flow or bed of state waters. Typical activities include stream bank protection, bridge construction or repair, and culvert installations. The HPA process ensures that projects will not create any unmitigated impacts to water quality, quantity or habitat that would impact fish.

Lower White Salmon Wild and Scenic River (WSR) Management Plan

The Lower White Salmon Wild and Scenic River Management Plan also serves as a guide for activities within the Lower White Salmon WSR boundary. For instance, it establishes a 200-foot buffer along each side of the river of generally undisturbed natural vegetation (e.g., no new development is allowed) within the WSR Boundary outside the rural centers. Within the BZ Corner Rural Center the buffer extends 20 feet beyond the gorge rim, and in the Husum Rural Center the buffer is 100 feet. Additional provisions were also included in the WSR Management Plan for water quality monitoring and strong regulations for fish harvest and other river recreation.

State On-Site Sewage System Regulations (WAC 246-272A)

The location, design, installation, operation, maintenance and monitoring of on-site sewage systems is regulated under WAC 246-272. The purpose of the regulation is to minimize public exposure to sewage from on-site sewage systems and the effects on groundwater and surface water. Among the specific requirements listed in the WAC are the minimum lot size required for per single family residence for various soil types and water supply.

ENVIRONMENTAL CHECKLIST

- A. **BACKGROUND**
1. **Name of proposed project, if applicable:** Husum/BZ Corner Sub-Area Plan and zoning map/text update
 2. **Name of applicant:** Klickitat County, on behalf of the Husum/BZ Corner Community Council
 3. **Address and phone number of applicant and contact person:** Klickitat County Planning Department, 228 West Main Street, Goldendale, Washington 98620 509 773 5703 Curt Dreyer
 4. **Date checklist prepared:** March 20, 2007
 5. **Agency requesting checklist:** Klickitat County Planning Department
 6. **Proposed timing or schedule (including phasing, if applicable):** Public hearing before Planning Commission in April, 2007; Planning Commission recommendation to County Commissioners for adoption.
 7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal?** This proposal will increase housing opportunities for Husum/BZ Corner Sub-Area residents and may allow for new commercial uses. The proposed action itself will not approve projects, but puts in place plan policies and revised zoning map/text.
 8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:** None
 9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** None known of at this time.
 10. **List any government approvals or permits that will be needed for proposal, if known.** None other than adoption of amendments by Klickitat County.
 11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description.)** Current sub-area land use plan has not been updated since 1995 and zoning map/text for the area has not been updated since 1982. The area has experienced accelerated residential growth during the last several years, and increased use by tourists and recreationalists. Public services of the area have been improved (e.g. roads, public water supply systems). Per a "Buildable Lands Inventory" report, which includes population projections, increased zoning for residential development is warranted. The report indicates the current estimated population of 942 persons will increase to 1,701 persons in twenty years (an additional 323 homes would be needed). The Community Council desires to adjust policies in the sub-area plan for the area and zoning map/text to accommodate the projected growth and other changes in the community.
 12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not**

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required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. The Husum/BZ Corner area is comprised of the area described as: Sections 25 – 36, T5N, R10E. W.M.; Sections 27 – 34; T5N, R11E, Sections 1-36, T4N, R10E. W.M.; Sections 3 – 9, Section 10 except the S1/2 of the SE ¼, NW ¼ of Section 15, Sections 16 -21, 28, 29, 30, 31, 32, T4N, R11E. W.M.; NW ¼ Section 1, W ½ of Section 13, and portions of Sections 2, 3, 10, 11, 14 and 15 T3N. R10E. W.M. within Klickitat County, Wa.
(see attached maps for detail)

B. ENVIRONMENTAL ELEMENTS

I. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, or other: Varying from flat to hills
- b. What is the steepest slope on the site (approximate percent slope)? 45%
- 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. Varying
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Varies.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. Grading and filling may be required in some developments – Critical Areas Ordinance; Floodplain Ordinance may apply to some developments.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion may occur as a result of some development.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Most development will cover less than 5% of each lot.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Use of normal erosion control measures will be implemented in most developments.

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. Some dust during grading and the use of equipment to and from development sites on a dirt/gravel road is typical of most residential construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Unknown, as each development site has unique characteristics.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any? Unknown, as each development site has unique characteristics.

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,

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saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. Some development sites may be located near water bodies, depending on location.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. Unknown, as each development site has unique characteristics.

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. Unknown, as each development site has unique characteristics.

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

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. Unknown, as each development site has unique characteristics.

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. In most development, existing regulations will limit or prohibit discharge to surface waters.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. In most development private wells will be established, although there are two public water systems that may serve portions of the planning area.

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. Most development will have private sewage disposal systems.

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. Residential development; in most instances, be directed to pervious areas for disposal.

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

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: None required in most instances; but in certain circumstances where impacts may be significant, alternative collection/treatment of runoff may be warranted.

4. Plants

a. Check or circle types of vegetation found on site:

deciduous tree

evergreen tree

shrubs

grass

pasture

crop or grain

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- wet soil plants
- water plants
- other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? Grasses and pine/fir/oak trees (typical)
- c. List threatened or endangered species known to be on or near the site. Threatened and endangered species occur throughout the Husum/BZ Corner Sub-Area.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: none is required per current county regulations.

5. Animals

a. Circle or check any birds and animals, which have been observed on or near the site or are known to be on or near the site:

- | | | | | | |
|--------|---|----------|--|-------|--|
| birds: | xhawks
heron
xeagle
xsongbirds
xother | mammals: | xdeer
bear
elk
beaver
xother | fish: | bass
salmon
trout
herring
shellfish
other |
|--------|---|----------|--|-------|--|

- b. List any threatened or endangered species known to be on or near the site. Threatened and endangered species occur throughout the Husum/BZ Corner Sub-Area.
- c. Is the site part of a migration route? If so, explain. Some parts of Klickitat Husum/BZ Corner Sub-Area are migration routes.
- d. Proposed measures to preserve or enhance wildlife, if any: Proposed measures to preserve/maintain wildlife are made on a case-by-case basis.

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. Varies with location.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Unlikely in most development.
- 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 required other than current building code requirements.

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? Minimal risk is associated with residential development and limited commercial development.
 - 1) Describe special emergency services that might be required. None anticipated.
 - 2) Proposed measures to reduce or control environmental health hazards, if any: none required

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b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)? Farming and logging exist in many areas of the Husum/BZ Corner Sub-Area, as well as homeowners with yard equipment, county road maintenance work.

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. Noise associated with residential construction is typically short term. Truck deliveries of forms, rebar, and concrete, some air compressor noise typically occur during day light hours.

3) Proposed measures to reduce or control noise impacts, if any: None required

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties. Residential development within shoreline areas will be subject to the Klickitat County Shorelines Plan.

b. Has the site been used for agriculture? If so, describe. Many areas of the Husum/BZ Corner Sub-Area have been used for grazing, timber management and other types of agriculture.

c. Describe any structures on the site. Depends on case-by-case review.

d. Will any structures be demolished? If so, what? In some instances, structures may be removed

e. What is the current zoning classification of the site? FR (Forest Resource), RR (Rural Residential), RL (Resource Lands), SR (Suburban Residential), RC (Rural Center) and R-1 (Single Family Residential)

f. What is the current comprehensive plan designation of the site? Agriculture/Forest, rural residential, open space, rural center, resource lands, commercial, residential

g. If applicable, what is the current shoreline master program designation of the site. Depends on site of each proposal.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. Some areas of the Husum/BZ Corner Sub-Area are designated "critical areas"

i. Approximately how many people would reside or work in the completed project? Husum/BZ Corner Sub-Area has grown.

j. Approximately how many people would the completed project displace? none

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: The Sub-Area Plan policies and zoning map/text

9. Housing NOT APPLICABLE

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

TO BE COMPLETED BY APPLICANT

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

c. Proposed measures to reduce or control housing impacts, if any:
None.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed: Generally 25 feet, as limited by zoning

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

c. Proposed measures to reduce or control aesthetic impacts, if any: None required

11. Light and Glare

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

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

c. What existing off-site sources of light or glare may affect your proposal? no

d. Proposed measures to reduce or control light and glare impacts, if any: None required unless site conditions warrant mitigation.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Varies throughout Husum/BZ Corner Sub-Area.

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

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. Historic and cultural sites are located throughout the Husum/BZ Corner Sub-Area and impacts are evaluated on a site-by-site, case-by-case basis.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. Landmarks and other important sites are located throughout the Husum/BZ Corner Sub-Area and impacts are evaluated on a site-by-site, case-by-case basis were of within the site or near by on the adjacent ground.

c. Proposed measures to reduce or control impacts, if any: Formulated on a case-by-case basis.

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. Public and private roads serve many areas of Klickitat Husum/BZ Corner Sub-Area.

TO BE COMPLETED BY APPLICANT

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Few areas of the Husum/BZ Corner Sub-Area are served by public transit.

c. How many parking spaces would the completed project have? How many would the project eliminate? No parking spaces are anticipated to be removed.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private). NO

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. NO

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

g. Proposed measures to reduce or control transportation impacts, if any: Consideration will be given road traffic/capacity on a case-by-case basis

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 likely, except to increase the tax value of the properties.

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

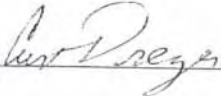
16. Utilities

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

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. Typically, electric service will be provided to each development.

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: Curt Dreyer 

Date Submitted: March 21, 2007

Proponent: Curt Dreyer

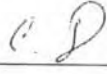
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Phone: 509 773 5703

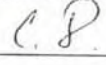
Person Completing Form: same X

Address: _____

OFFICE USE ONLY

Accepting ECW: 

Date: 3/27/07

Reviewing ECW: 

Date: _____

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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 proposed update of the Husum/BZ Corner Sub-Area Plan and zoning map/text will expand opportunities for residential development and commercial development that will serve local residents and the growing number of tourists/recreationalists who visit the area. The increase in total runoff from all development should be minimal – especially considering that most development will be built on larger parcels of 1 and 2 acre lots and larger acreages. Impacts to air and noise are similar i.e. typical residential construction will not significantly impact air quality or significantly increase noise.

Proposed measures to avoid or reduce such increases are:

Each proposal will be reviewed case-by-case to determine appropriate mitigation.

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

Typically, vegetation is disturbed during construction. Each proposal will be reviewed on a case-by-case basis and if the proposal is located in a critical area, mitigation measures may be required.

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

Development/construction will result in depletion of energy and natural resources – however, the impacts are not considered significant.

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

Compliance with the Washington State Energy Code will be required in each approval.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible 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?**

Each proposal will be reviewed on a case-by-case basis.

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

If the proposal is located in a critical area, mitigation measures may be required.

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?**

Some development proposals may be located in shorelines.

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

If a proposed development is proposed for location in a shoreline area, the proposal will be subject to the conditional use permit process and shoreline plan regulations; mitigation will be required as appropriate to mitigate impacts.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**
Not likely

Proposed measures to reduce or respond to such demands are:

None required

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

Each proposal will be reviewed for conflict with local, state and federal laws requiring environmental protection.