

**NON-PROJECT THRESHOLD DETERMINATION  
OF NONSIGNIFICANCE**

**Proponent:** Adams County Department of Building and Planning  
449 E. Cedar Blvd  
Othello WA, 99344

**Description of Proposal:** Proposed ordinance to amending Adams County Code titled; 15 Building and Construction. AN ORDINANCE REPEALING CHAPTERS 15.04, 15.08, AND 15.12, AND 15.16 OF TITLE 15 AND ADOPTING A NEW TITLE 15 "BUILDINGS AND CONSTRUCTION" INCLUDING THE FOLLOWING CHAPTERS 15.04 CONSTRUCTION CODES, CHAPTER 15.06 ADMINISTRATION, PERMITS AND FEES, CHAPTER 15.08 MANUFACTURED HOMES AND MODULAR HOMES, CHAPTER 15.12 EXCAVATION AND GRADING, AND CHAPTER 15.16 FLOOD DAMAGE AND PREVENTION, PROVIDING FOR REGULATIONS, POLICIES, ENFORCEMENT AND ADMINISTRATIVE PROVISION APPLICABLE TO THE UNINCORPERATED AREAS OF ADAMS COUNTY, TO PROTECT THE GENERAL PUBLIC HEALTH AND SAFETY OF THE RESIDENTS OF THE ADAMS COUNTY WASHINGTON.

The full text is available for review as a Latest News Item on the Adams County Web site at: <https://www.co.adams.wa.us/> . A copy may also be obtained at the Adams County Building and Planning Office, at 449 E. Cedar Blvd, Othello WA (509) 488-9441, OR at the office of the Adams County Board of County Commissioners, located in the Adams County Courthouse; 210 W. Broadway, Ritzville WA. (509) 659-3236

**Lead Agency:** Adams County Department of Building and Planning

**Threshold Determination:** 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 by Adams County of a completed non project environmental checklist and other information on file with this agency. This information is available for public review upon request and is posted for public and agency review at

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 signed below. Written comments must be received by July 21, 2021, to the responsible official at the address listed below.

**Appeals:**

An administrative procedural appeal on a final DNS (Date the Board Adopts) may be filed any agency or person within 30 days of the date the DNS is Final. See ACC 18.04.230.

**Notice of Public Hearing:** A Public Hearing(s) on the proposed ordinance (A New Title 15 "Building and Construction" has been scheduled for July 26, 2021, at which time the Adams County Board of County Commissioners will accept public comments related to the proposed ordinance, after which the Board may act on the proposed ordinance. The Clerk of the Board will provide official notice of the public hearing.

Responsible Official: Loren Wiltse *Loren Wiltse* Date 6-30-2021  
Position/Title: SEPA Official/Director, Department of Planning & Building  
Address: 449 E Cedar Blvd, Othello, WA 99344  
Phone: 509 488 9441

## NON PROJECT- ENVIRONMENTAL CHECKLIST

### Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help identify impacts from the proposal (and to reduce or avoid impacts from the proposal, using SEPA Mitigation) and to help the agency decide whether an EIS, MDNS is required.

### Use of Checklist for Non-project Proposals:

Complete this checklist for proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

#### A. BACKGROUND

1. Name of proposed project: Code amendment project:

Adams County Code: Title 15 "Building and Construction" (Sub Chapters 15.04, 15.06, 15.08, 15.12 AND 15.16)

2. Name of applicant: **Adams County, Department of Building and Planning**

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

**Andie Lorenz, Building  
Official/Fire Marshal  
409 E. Cedar Blvd  
Othello, WA 99344  
Phone: (509) 488-9441  
E-mail: [andiel@co.adams.wa.us](mailto:andiel@co.adams.wa.us)**

4. Date checklist prepared: **April 22, 2021**

5. Agency requesting checklist: **Adams County, Department of Building and Planning**
6. Proposed timing or schedule (including phasing, if applicable):  
**Board of County Commissioners public hearing: To be determined**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

***This proposal is for a nonproject action with no directly related plans for future physical additions, expansions, or activities. In the future, the County will review all project-level proposals not exempted by WAC 197-11-800 or SCC 30.61.035 to ensure consistency with Comprehensive Plan policies, implementation of existing regulations, and compliance with SEPA.***

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 currently are no known code revision applications pending or governmental approvals of other code amendments directly affecting the property covered by this proposal.***

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

***This is a nonproject action proposal. No government approvals or permits are required for this proposal.***

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 of project description.)

**Description of Proposal:**

**A NON-PROJECT ACTION REPEALING CHAPTERS 15.04, 15.08, 15.12 AND 15.16 AND ADOPTING A NEW TITLE 15, CHAPTERS 15.04 CONSTRUCTION CODES, A NEW CHAPTER 15.06 ADMINISTRATION, PERMITS AND FEES, A NEW CHAPTER 15.08 MANUFACTURED HOMES AND MODULAR HOMES, A NEW Chapter 15.12 EXCAVATION AND GRADING, AND A NEW CHAPTER 15.16 FLOOD DAMAGE AND PREVENTION OF THE ADAMS COUNTY CODE FOR THE UNINCORPORATED AREAS OF ADAMS COUNTY. See published DNS for expanded description**

The full text can be found under the Latest News on the Adams County Web site at:  
<https://www.co.adams.wa.us/>

The following text reflects a basic summary of the proposed code are as follows:

**PROPOSED CHAPTER 15.04 CONSTRUCTION CODE ADOPTED;**

15.04.010 Adoption of Building Codes. (See below)

15.04.012 Definitions (County specific definitions can be reviewed at \_\_\_\_\_)

15.04.015 *General Requirements: This section consolidates building design information for quick review.*  
See \_\_\_\_\_

**Adoption of Building Codes.**

- *This is a non-project action proposal to amend subtitle 15.04 of the Adams County Code (ACC). The amendments adopt the 2018 editions of the International Building Code and International Residential Code, as amended by the Washington State Building Code Council (including future amendments by the State of Washington adopted by the state legislature), with amendments.*
- *The amendments adopt the current editions of the International Mechanical Code as published by the International Code Council, Inc. and as amended by the State of Washington, except that the standards for liquefied petroleum gas installations shall be NFPA 58 (Storage and Handling of Liquefied Petroleum Gases) and ANSI Z223.1/NFPA 54 (National Fuel Gas Code);*
- *The amendments adopt the current edition of the International Fuel Gas Code as published by the International Code Council, Inc. and as amended by the State of Washington.*
- *The amendments adopt the current edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials, Inc. and as amended by the State of Washington, together with Appendices A, B, and I; together with additional standards as adopted by the state pursuant to Chapters 19.27 and 34.05 RCW.*
- *The amendments adopt the current edition of the Washington State Energy Code, WAC 51-11C and WAC 51-11R, latest state-adopted edition.*
- *The amendments adopt the current edition of the International Swimming Pool, Spa and Spa Code as published by the International Code Council, Inc. and as amended by the State of Washington.*
- *The amendments adopt the current edition of the International Existing Building Code. As published by the International Code Council, Inc. and as amended by the State of Washington.*
  
- *The amendments adopt the current edition of the Portions of the International Wildland Urban Interface Code, published by the International Code Council Inc., as set forth in RCW 19.27.560 with the following adopted appendices and amendments:*
  - *Appendix C: Fire Hazard Severity Form*
  - *Amendments to the Wildland Urban Interface code specific to Adams County shall be in ACC Title 20.*

**PROPOSED CHAPTER 15.06 ADMINISTRATION, PERMITS AND FEES**

*This Chapter 15.06 includes the following sections amended in accordance with RCW 19.27.040. Adams County is authorized to amend administration provisions of the state building code as they apply within the unincorporated areas Adams County. This chapter list specific amendments in the form of additional provisions, deletions, and exceptions to the administration provisions of chapter 1 of both the International Building Code and the International Residential Code. The intent and meaning of these amendments shall apply in the event of conflict between this Title 15 Chapter 15.06 provided they meet or exceed the minimum standards and objectives of the state code.*

*The following sub chapters reflex the provision areas of the state codes being amended.*

*The complete amendments are available for your review at the following Adams County Web Site:*

\_\_\_\_\_;

*15.06.010 Administration of Permits*

*15.06.011 Submittal Documents*

*15.06.012 Professional Preparation of Plans*

*15.06.015 Schedule of Permit Fees*

*15.06.017 Maximum Height of Buildings*

*15.06.018 Address Identification*

*15.06.020 Flood-Resistant Construction*

*15.06.025 Contractor Licensing*

*15.06.030 Appeals*

**PROPOSED CHAPTER 15.08 "MANUFACTURED HOMES AND MODULAR HOMES"**

Chapter 15.08 is a compilation of applicable definitions adopted by the State of Washington as well as already adopted Adams County standards and definitions in various county codes. The intent of this section is to compile departmental policies and standards related to manufacture homes and modular homes and recreational vehicles RVs in this chapter for the convenience of the general public.

**PROPOSED CHAPTER 15.12 "EXCAVATION AND GRADING"**

Chapter 15.12 is a compilation of the various state and local regulations pertaining to filling and grading of building sites. These include adopted rules for: excavation near foundations, underpinning and sequencing of underpinning, backfilling, site grading, grading and filling related to a structure in flood hazard areas (critical areas regulations not included) and compacted fill.

**PROPOSED CHAPTER 15.16 FLOOD DAMAGE AND PREVENTION**

Amended Chapter 15.16 contains minor changes that reflect departmental name changes, updated references to existing code locations. The following sections have been revised or added as mandated by FEMA. More significant changes have been made to the following existing \_\_\_\_\_, and subchapter changes. The most significant changes include.

- 15.16.015 Schedule of fees
- 15.16.131 Elevation certificates.
- 15.16.132 Use of other base flood data.
- 15.16.133 Information to be obtained and maintained.
- 15.16.134 Alteration of watercourses.
- 15.16.135 Interpretation of FIRM boundaries.

15.16.131 Elevation certificates.

Flood elevation certificates will be required to be submitted to and be permanently maintained by the Administrator:

1. For construction drawings prior to review of a building permit
2. For a building under construction prior to scheduling of a framing inspection
3. For finished construction prior to issuance of a Certificate of Occupancy

15.16.132 Use of other base flood data.

When base flood elevation data has not been provided (A Zones) in accordance with 15.16.170, Basis for establishing the areas of special flood hazard, the administrator shall obtain, review, and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source in order to administer 15.16.160, Specific standards, and 15.16.170, Floodways. The applicant for proposed developments where no base flood elevation exists shall conduct a site-specific engineering analysis to determine a base flood elevation for the project site.

15.16.133 Information to be obtained and maintained.

A. Where base flood elevation data is provided through the flood insurance study, FIRM, or required as in 15.16.132, obtain and record the actual (as built) elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures, and whether or not the structure contains a basement.

B. For all new or substantially improved flood-proofed structures where base flood elevation data is provided through the flood insurance study, FIRM, or as required in 15.16.132:

1. Verify and record the actual elevation (in relation to mean sea level) to which the structure was flood-proofed; and
2. Maintain the flood-proofing certifications required in 15.16.120(C).

C. Maintain for public inspection all records pertaining to the provisions of this chapter.

*D. Professional land surveyors shall be authorized to prepare elevation certificates for compliance with this chapter and the National Flood Insurance Program. Engineers and architects shall be authorized to prepare floodproofing certificates for compliance with this chapter and the National Flood Insurance Program.*

*15.16.134 Alteration of watercourses.*

*The land owner shall:*

*A. Notify adjacent communities and the Department of Ecology prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration.*

*B. Provide and demonstrate an approved maintenance plan for all the areas within the altered or relocated portion of said watercourse so that the flood-carrying capacity is not diminished.*

*15.16.135 Interpretation of FIRM boundaries.*

*The Building and Planning Director shall make interpretations, where needed, as to exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions). The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in 15.16.140*

*In addition, two new definitions have been added as follows:*

*15.16.050 Definitions.*

*Agriculture" is the grazing, feeding, and watering of livestock; plowing, seeding, cultivation, and harvesting for the production of crops and pasture; soil and water conservation practices; the maintenance of farm or stock ponds, irrigation ditches, irrigation structures, drainage ditches, underground drainage systems, fences and farm roads, the control of noxious weeds or other generally accepted agriculture practices, and for purposes of this chapter does not include associated structures and/or appurtenances.*

*"Best available information" In the absence of official flood insurance rate map data, communities can use data from other federal, state, or other sources provided this data has either been generated using technically defensible methods or is based on reasonable historical analysis and experience.*

*In addition to minor reference, and grammar changes the following section have been amended:*

*15.16.140 Variance procedure.*

*A. Appeal Board.*

*5. Generally, the only condition under which a variance from the elevation standard may be issued is for new construction and substantial improvements to be erected on a lot one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation provided subsections (4)(a) through (k) of this section have been fully considered. As the lot size increases, the technical justification required for issuing the variance increases.*

*6. Upon consideration of the factors of subsections (A)(1) and (A)(4) of this section, and the purposes of this chapter, the board of adjustment may attach such conditions to the granting of variances as it deems necessary to further the purposes of this chapter.*

*7. The Building and Planning Department shall maintain the records of all appeal actions and report any variances to the Federal Insurance Administration upon request.*

*8. After the county has rendered an order either granting or denying a flood control zone permit, said order may be appealed to the Pollution Control Hearings Board pursuant to state law.*

*B. Conditions for Variances.*

*3. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result. Variance requests in the designated floodway shall be accompanied by a*

professional engineering analysis of the resultant base flood discharge.

15.16.150 Provisions for flood hazard reduction—General standards.

D. Utilities.

5. Fuel storage tanks shall either be elevated or anchored using methods and practices that minimize flood damage. (consistent with FEMA's "Protecting Building Utilities from Flood Damage" guidebook for techniques).

15.16.160 Provisions for flood hazard reduction—Specific standards.

A. Residential Construction.

1. New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated one foot or more above the base flood elevation.

2. Fully enclosed areas below the lowest floor that are subject to flooding are prohibited, or shall be designed to automatically equalize hydrostatic and hydrodynamic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:

a) A minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided.

b) The bottom of all openings shall be no higher than one foot above grade.

c) Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

d) Because of hydrodynamic loads, below grade crawlspace construction is not permitted in areas with flood velocities greater than 5 feet per second unless the design is approved by a registered architect or licensed engineer.

3. Any interior or exterior building utility systems must be elevated one-foot or more above the Base Flood Elevation (BFE) or be designed so that floodwaters cannot enter or accumulate within the system components during flood conditions. Ductwork, in particular must be located above the BFE or sealed to prevent the entry of floodwaters.

4. Portions of buildings below the BFE must be constructed using methods and practices that minimize flood damages, and with materials resistant to flood damage. This includes any joists, pony walls, beams, posts, insulation, wall coverings, wall sheathing or other materials that extend below the BFE.

5. The elevation of the interior crawlspace grade (inside of the foundation walls in crawlspace construction) must be at or above the lowest elevation of the exterior grade. Below-grade crawlspace foundations will be allowed only if all of the following conditions are met, in addition to the minimum criteria set forth above in this subsection: (buildings that have below-grade crawlspaces may have higher flood insurance premiums than buildings that have the preferred crawlspace construction, with the interior elevation at or above the lowest adjacent exterior grade).

a) The interior grade of the crawlspace (below the BFE) must not be more than 2 feet below the lowest adjacent exterior grade.

b) The height of the below-grade crawlspace, measured from the interior grade of the crawlspace to the top of the crawlspace foundation wall must not exceed 4 feet at any point.

c) There must be an adequate drainage system that removes floodwaters from the interior of the crawlspace. Possible options include natural drainage through porous, well drained soils and drainage systems such as perforated pipes, drainage tiles, gravel or crushed stone drainage by gravity, or mechanical means.

6. Garages attached to a residential structure must have the floor elevated above the BFE or be constructed according to the following conditions:

a) The walls must have openings designed to automatically equalize hydrostatic and hydrodynamic flood forces by allowing for the entry and exit of floodwaters. (See the requirements listed above for the residential structure per 15.16.160(A)).

b) All portions of the garage below the BFE must be constructed with materials resistant to flood

damage. This includes any studs, walls, beams, posts, insulation, wall coverings, wall sheathing or other materials that extend below the BFE.

c) Any utility systems within the garage must be elevated one foot or more above the Base Flood Elevation (BFE) or be designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.

#### C. Critical Facility.

Construction of new, critical facilities shall be located outside the limits of the special flood hazard area. However, new construction and substantial improvement of both new and existing critical facilities shall be permissible within the 100-year floodplain, provided no feasible alternative site is available, and provided the facility's nature is related to or necessitates a riverine location (such as municipal water and sewer pump stations and related treatment facilities).

1. Critical facilities shall have the lowest floor elevated three feet or more above the base flood elevation or the height of the 500-year flood, whichever is higher; and
2. Flood-proofing and sealing measures must be taken to ensure that toxic substances will not be displaced by or released into floodwaters; and
3. Access routes to critical facilities shall be elevated to or above the base flood elevation to the extent possible.

#### D. Manufactured Homes.

1. All manufactured homes to be placed or substantially improved on sites:

- a) Outside of a manufactured home park or subdivision;
- b) In a new manufactured home park or subdivision;
- c) In an expansion to an existing manufactured home park or subdivision; or
- d) In an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated one foot or more above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement in accordance with 15.16.150

2. Manufactured homes to be placed or substantially improved on sites in an existing manufacture home park or subdivision that are not subject to the above manufactured home provisions be elevated so that either:

- a) The lowest floor of the manufactured home is elevated one foot or more above the base flood elevation; or
- b) The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

#### E. Recreational Vehicles.

1. Recreational vehicles shall not be placed in a special flood hazard area from January 1st until the Wednesday before Memorial Day and again from November 15th through December 31st. The prohibition shall be inclusive of the end date of each period. An RV placed before the prohibited period shall not remain after November 14th; and

- Exception: This regulation shall not be interpreted to prevent recreational use of property, but shall prohibit the unattended storage of all recreational vehicles and equipment during the flood season as outlined in 15.16.160 (E). If a notice of correction is placed upon the Recreational Vehicle and such notice is observed upon such Recreational Vehicle over 72 hours later, such observation shall create a rebuttable presumption of unattended storage. Such notice must reference that failure to remove it will create the before stated presumption.
- Exception: Lawfully established, conditionally permitted uses (CUPs) such as campgrounds and recreational parks in existence prior to the adoption of this ordinance shall be allowed to continue their approved operations provided such uses are not dangerous to life and property and have and continue to comply with the laws and regulation as they existed at the time the CUP was issued. Such uses shall not be expanded and must comply with all rules and regulations regarding nonconforming uses.

2. Recreational vehicles shall be fully licensed and ready for highway use, on its wheels or jacking system,



be attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions.

3. Park Model Trailers as defined in Chapter 15.08 shall not be placed in a flood hazard area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

***This nonproject proposal affects land within the unincorporated jurisdiction of Adams County.***

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other\_\_\_\_\_.

***Lands within the jurisdiction of Adams County include a variety of terrain such as flat, rolling, hilly, and steep slopes.***

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

***Slopes in excess of 100% can be found within the jurisdiction of Adams County.***

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***A range of soil types are found within the jurisdiction of Adams County. This nonproject proposal will not impact agricultural land of long-term commercial significance.***

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

***Certain areas within Adams County have a history of surface instability associated with periods of heavy rainfall or irrigation. A few areas have a history of instability associated with landslide activity and are managed as critical areas.***

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

***As a nonproject action, no filling or grading is proposed. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or ACC 18.04 would be subject to a separate SEPA review, which would include review of any proposed grading or filling activity.***

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

***As a nonproject action, no erosion will occur as a direct result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or ACC 18.04 would be subject to a separate SEPA review, which would include review of any proposed clearing and construction that might result in erosion.***

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

***As a nonproject action, no impervious surface coverage will occur as a result of this proposal.***

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

***As a nonproject action, no erosion reduction or control measures are proposed or required. Future site-specific development or land use action not exempted by WAC 197-11-800 or ACC 18.04 would be subject to project level SEPA and regulatory review and would require the implementation of applicable county regulations to reduce or control erosion or other impacts to the earth.***

## 2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

***As a nonproject action, no emissions to air will occur as a result of this proposal.***

- 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.

***As a nonproject action, no measures to reduce or control emissions are required or proposed. Future site-specific development or land use action not exempted by WAC 197-11-800 or ACC 18.04 would be subject to project level SEPA and regulatory review and would require the implementation of applicable county regulations to reduce or control emissions or other impacts to air, if any.***

## 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.

***There are a few streams, seasonal streams, and bodies of water located within Adams County.***

- 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.

***As a nonproject action, this proposal will not require any work in, or adjacent to the described waters. Future site-specific development or land use action not exempted by WAC 197-11-800 or ACC 18.04 and ACC 18.08 would be subject to project level SEPA and regulatory review and would require the implementation of applicable county regulations to reduce or control activities near surface water bodies, if any.***

- 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.

***As a nonproject action, no fill or dredge material will be placed or removed from surface water or wetlands.***

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

***As a nonproject action, no surface water withdrawals or diversion will be required.***

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

***Not Applicable as this is a nonproject 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.

***As a nonproject action, no discharges of waste materials to surface waters will occur as a result of this proposal.***

b. Ground:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

***As a nonproject action, no groundwater will be withdrawn or discharged.***

- 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.

***As a nonproject action, no waste material will be discharged from septic tanks or other sources as a result of this proposal. Future development or land use actions not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 that would likely result in discharges from stormwater runoff would be subject to project-level SEPA and regulatory review.***

- 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.

***As a nonproject action no runoff will occur as a result of this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to a separate SEPA and development permit review, which would address runoff management.***

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

***As a nonproject action, waste materials will not enter ground or surface waters as a result of this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to separate SEPA and development permit reviews, which would address the potential of waste materials entering ground or surface waters.***

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

***As a nonproject action, no additional measures are required for this proposal. Any future site-specific development or land use proposal not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to a separate SEPA and permit review, which would include the implementation of measures to reduce or control surface, ground, and runoff impacts.***

4. **Plants** a. Check or circle types of vegetation found on the site:  
 X  deciduous tree: alder, maple, aspen, other

- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eel grass, milfoil, other
- other types of vegetation

**All types of the above vegetation occur in various locations throughout the county.**

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

**As a nonproject action, no vegetation will be removed as a direct result of this proposal. Any future site-specific development proposal not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 may be subject to a separate SEPA evaluation of any proposed vegetation removal or alteration.**

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

**The following species occur in, but may not be limited to, different areas of Adams County, and are currently listed as threatened or endangered under the Federal Endangered Species Act or within WAC Chapter 232-12:**

1. Bald eagle;
2. Ferruginous hawk;
3. Sandhill crane;
4. Northern leopard frog;

**The following federal and/or state candidate species and species of local importance occur in different areas of Adams County, and may be subject to the provisions of this article where significant negative impacts from a project would occur to the habitat associated with and utilized by these species:**

1. Golden eagle;
2. Burrowing owl;
3. Loggerhead shrike;
4. Sage thrasher;
5. Washington ground squirrel

**U.S Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.**

**Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.**

**Washington State Department of Natural Resources provides legal listing of ESA species under its jurisdiction.**

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

**As a nonproject action, no measures to preserve or enhance**

***vegetation are required for this proposal. Any future site-specific development or land use action proposal not exempted by WAC 197-11-800 or ACC 18.04, that may require a permit under ACC 18.06 and ACC 18.08 may be subject to a separate SEPA and permit review, including review of proposed landscaping or measures to preserve or enhance vegetation on the site.***

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

***All types of noxious weeds and invasive species occur in various locations throughout the county.***

**5. Animals**

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

Examples include:

birds: hawks, heron, eagle, songbirds, other: \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other: \_\_\_\_\_  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

**All of the above animal species may be found in various locations throughout the county.**

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

**U.S Fish and Wildlife Services provides legal listing for ESA species under its jurisdiction.**

**Washington State Department of Fish and Wildlife provides legal listing for ESA species under its jurisdiction.**

**Washington State Department of Natural Resources provides legal listing of ESA species under its jurisdiction.**

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

**Yes. Wildlife species do migrate through the county, but as a nonproject action it will not impact migratory species.**

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

**As a nonproject action, no measures to preserve or enhance wildlife are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 that is subject to a separate SEPA review, which would include review and implementation of measures to preserve or enhance wildlife, if any is required.**

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

**All types of invasive animal species occur in various locations throughout the county.**

**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.

**As a nonproject action, energy will not be consumed.**

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

**As a nonproject action, there will be no impact on solar energy as a result of this proposal.**

- 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:

***As a nonproject action, energy conservation features are not applicable to this project.***

**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.

***As a nonproject action, no environmental health hazards will result as a consequence of this proposal.***

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

***As a nonproject action, known or possible contamination are not applicable to this project.***

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

***As a nonproject action, existing hazardous chemicals /conditions are not applicable to this project.***

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

***As a nonproject action, no toxic or hazardous chemicals stored, used, etc. are applicable to this project.***

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



***As a nonproject action, no special emergency services are required by this proposal.***

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

***As a nonproject action, no measures to reduce or control environmental health hazards are required for this proposal.***

***This nonproject action will not be effected by noise.***

- 6) 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.

***This nonproject action will not generate noise.***

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

***As a nonproject action, no measures to reduce or control noise impacts are required or proposed.***

**8. Land and Shoreline Use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

***Not applicable. This is a nonproject action.***

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

***Not applicable to this nonproject action.***

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize

equipment access, the application of pesticides, tilling, and harvesting? If so, how:

***Not applicable to this nonproject action.***

- c. Describe any structures on the site.

***Not applicable to this nonproject action.***

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

***As a nonproject action, no structures will be demolished as a result of this proposal.***

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

***There are a variety of zoning classifications in unincorporated Adams County including, but not limited to the following: Light Industrial, Heavy Industrial, Commercial, Prime and General Agriculture, Residential and Rural Residential.***

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

***There are a variety of comprehensive plan designations in unincorporated Adams County including, but not limited to the following: Residential, Commercial Industrial, and Industrial.***

- 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 a critical area by the city or county? If so, specify.

***Not Applicable.***

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

***As a nonproject action, no people would reside or work on the site as a result of this proposal.***

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

***As a nonproject action, no people would be displaced as a result of this proposal.***

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

***As a nonproject action, no measures to avoid or reduce displacement impacts are required by this proposal.***

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

***As a nonproject action, no measures to ensure the proposal is compatible with existing and projected land uses and plans are required by this proposal.***

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

***Not Applicable.***

**9. Housing**

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

***As a nonproject action, no housing units would be provided by this proposal.***

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

***As a nonproject action, no housing units would be eliminated by this proposal.***

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

***As a nonproject action, no measures to reduce or control impacts to housing are required or proposed.***

**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?

***As a nonproject action, no structures are proposed.***

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

***As a nonproject action, no views will be altered or obstructed as a result of this proposal.***

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

***As a nonproject action, no measures to reduce or control aesthetic impacts are required or proposed. Any future site-specific development proposals not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 may be subject to a separate SEPA or permit review, which would include review and implementation of required measures to reduce or control aesthetic impacts, if any.***

**11. Light and Glare**

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

***As a nonproject action, no light or glare will occur as a result of this proposal.***

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

***As a nonproject action, no light or glare that could be a safety hazard or interfere with views will result from this proposal. Any future site-specific development proposals not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 could be subject to a separate SEPA and applicable permit reviews, which may include review of light and glare from the development.***

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

***Not applicable. This is a nonproject action.***

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

***As a nonproject action, no measures to reduce or control light and glare impacts are required or proposed. Any future site-specific development proposal not exempted by WAC 197-11-800 or SCC 30.61.035 would be subject to a separate SEPA review, which would include review and implementation of measures to reduce of control light and glare impact, if any.***

**12. Recreation**

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

***Hunting, fishing, bird watching and many other recreational opportunities exist throughout Adams County.***

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

***This nonproject action will not displace any existing recreational uses.***

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

***As a nonproject action, no measures to reduce or control impacts on recreation are proposed or required.***

**13. Historic and Cultural Preservation**

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

***Not applicable to this nonproject action.***

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

***Not applicable to this nonproject action.***

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

***Not applicable to this nonproject action.***

- d. Proposed measure to reduce or control impacts, if any:

***As a nonproject action, no measure to reduce or control impacts are proposed or required. Any future site-specific development proposal would be subject to a separate SEPA review, which would include review and implementation of measures to reduce or control impacts, if any.***

**14. Transportation**

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

***Various highways and several state routes and local streets service Adams County.***

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

***Private Transit Operators provide limited service within Adams County.***

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

***As a nonproject action, no parking spaces are proposed or required. Future development must meet the minimum parking requirements as mandated by Chapter 17 and this amendment of Chapter 15 of the Adams County Code.***

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

***As a nonproject proposal, new transportation improvements are not***

**required or proposed. Future development will be reviewed for impacts to the county/state roadway systems and improvements to existing roadways may be required on a project-by-project basis.**

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

**Not Applicable to this nonproject action.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**This nonproject action will not directly generate any vehicular trips per day.**

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

**Not Applicable to this nonproject action.**

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

**As a nonproject action, no measures to reduce or control transportation are proposed or required**

#### 15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

**As a nonproject action, this proposal will not directly result in an increased need for public services. Site specific, project actions may affect services such as fire and police. These impacts will be reviewed during the project level permitting of the development.**

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

**As a nonproject action, no measures to reduce or control impacts on public services are proposed or required. Any future site-specific development or land use action proposals subject to a separate SEPA review, which would include review and implementation of measure to reduce or control any impacts to public services.**

#### 16. Utilities

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

**Not applicable to this nonproject action.**

- b. Describe the utilities that are proposed for the project, the utility providing

the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

***As a nonproject action, no utilities are proposed or required.***

### 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 Signed : April 22, 2021**

Ardie Lorenz: Adams County Building Official/Fire Marshal Manager  
Asst., Building and Planning Director

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### 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?

***The proposal will not likely cause any increase in these types of discharges or emissions. As a nonproject action, no direct impacts will likely occur to water or air quality. There will not likely be a direct effect to the production, storage, or release of toxic or hazardous substances; or production of noise.***

Proposed measures to avoid or reduce such increases are:

***As a nonproject action, this proposal is not likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Future site-specific land activity not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to project-level environmental analysis and threshold determinations.***

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

***As a nonproject action the proposal is not likely to impact animals, fish, or marine life.***

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

***The County's critical areas regulations regulate development in environmentally sensitive areas.***

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

***The proposal would not likely deplete energy or natural resources.***

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

***As a nonproject action, this proposal is not likely to deplete energy or natural resources. Future site-specific land activity not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to project-level environmental analysis and threshold determinations.***

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 proposed code amendments would not likely affect environmentally sensitive areas as vegetation removal is regulated in critical areas and critical area buffers. As a nonproject action, this proposal is unlikely to directly affect environmentally sensitive areas or areas designated (or eligible or under study) for government protection.***

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

***The County's critical areas regulations regulate development in environmentally sensitive areas.***

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?

***The proposals are not likely to affect land and shoreline use. The County's Shoreline Management Plan regulates development in the shoreline designations. This proposal does not encourage incompatible land or shoreline uses.***

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

***For any future site-specific land activity not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08, County staff would analyze the project specific land use impact implications and potentially require mitigation measures for any identified significant adverse impacts.***

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

***As a nonproject action, this proposal is unlikely to directly increase demands on transportation or public services.***

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

***Future site-specific development or land use activity not exempted by WAC 197-11-800 or ACC 18.04, ACC 18.06 and ACC 18.08 would be subject to project-level environmental analysis and threshold determinations. If needed, mitigation measures to address any increased demands on transportation or public services and utilities would be identified at that time.***

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 does not conflict with any law or requirements to protect the environment.***