



City of Dayton  
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## STATE ENVIRONMENTAL POLICY ACT (SEPA) DETERMINATION OF NON-SIGNIFICANCE (DNS)

***Name of Proposal:*** Jasper Pines Preliminary Plat

***Applicant:*** Mitchell Mathews  
550 Patit Road  
Dayton, WA 99328

***Proposal Location:*** The proposal is located at 1505 S. 5th Street (parcel 1-070-05-007-0000) and an adjoining unaddressed parcel (parcel 2-530-00-045-0000). The proposal is situated in Section 32, Township 10 North, Range 39 East, W.M. The parcels are accessed via S. 5th Street and are generally located east of the intersection of S. 5th Street and E. Day Street. The abbreviated legal descriptions are GUERNSEY, LOTS 6 & 7, FRAC LOT 5, BLK 5 (GUERNSEY BLK); 142,225 SQ. FT. and TAX 45A.

***Proposal Description:*** “*Jasper Pines Preliminary Plat*” is a proposal to subdivide two adjacent parcels into six single-family lots, ranging in size from 17,607 square feet to 35,284 square feet. Parcel 1-070-05-007-0000 is approximately 3.27 acres. Parcel 2-530-00-045-0000 is approximately 0.73 acres. Both parcels are zoned Agricultural Residential (AR).

***Lead Agency:*** City of Dayton

***Responsible Official:*** Nicole Stickney, AICP  
City of Dayton – Contracted Planner  
111 S. 1st Street  
Dayton, WA 99328  
Phone: (509) 316-7131

***Findings:***

1. *Earth and Water Impacts:*

- a. Clearing and grading may occur to establish final grades. Silty soils are present; there is a potential for soil erosion and instability during construction.
- b. Excavating, grading, plowing, or disturbing the topsoil of any land area within the site can result in a nuisance and could result in impacts due to fugitive dust if not properly managed.
- c. Residential development at the site may result in stormwater impacts due to the potential of increased run-off from new impervious surfaces and increased pollutants in the run-off from roads, driveways, and landscaping.
- d. The Department of Ecology indicated this construction site is a potential significant contributor of pollutants to waters of the state.

2. *Critical Area Impacts:*

- a. A portion of the site contains steep slopes (up to 57 percent slope) which are separated from the remainder of the site by an irrigation canal. No critical areas report has been prepared and no geotechnical analysis has been performed as development is not likely to occur on that portion of the site.
- b. The site is in a Critical Aquifer Recharge Area (CARA) with a five-year time of travel; no negative impacts to the CARA are anticipated from residential uses.

3. *Historic and Cultural Preservation Impacts:* WISAARD indicates a very high risk for containing archaeological resources; however, due to the small footprint of the project, DAHP is not requesting a cultural resources survey at this time.

4. *Transportation Impacts:* This proposal will result in some additional vehicle, bicycle, and pedestrian trips to and from the development site, but at small volumes.

5. *Impacts to Surrounding Land Uses:* There are potential impacts to surrounding land uses by increased traffic, noise, and dust on a short-term basis from construction activities and on a long-term basis from future development.

6. *Public Services Impacts:* The development will result in a slight increased demand on public services provided by Columbia County Fire District 3; Columbia County (services such as elections, human services, etc.); City's police, finance, public works, and building services; Educational services by the Dayton School District.

7. *Utility Impacts:*

- a. Development of the project will increase demand and burden on the City's potable water system, sewer collection system, and wastewater treatment plant in perpetuity.
- b. Development of the project will increase demand and burden on the electric system (Columbia REA).

***Mitigation Measures:***

1. A note is required on the final plat indicating that the area of steep slopes is not buildable unless a critical areas analysis is performed to identify what mitigation measures may be necessary.
2. Should archaeological materials (e.g., bones, shell, stone tools, beads, ceramics, old bottles, hearths, etc.) or human remains be observed during project activities, all work in the immediate vicinity shall stop. The State Department of Archaeology and Historic Preservation (360-586-3065), the City Building Services Department, the affected Tribe(s) and the county coroner (if applicable) shall be contacted immediately in order to help assess the situation and determine how to preserve the resource(s). Compliance with all applicable laws pertaining to archaeological resources (RCW 27.53, 27.44, and WAC 25-48) is required.
3. Light fixtures shall be full cut-off type and shielded to minimize light spill and glare.
4. All stormwater system improvements shall be designed and constructed per the City of Dayton's standards consistent with Washington State Department of Ecology's Stormwater Manual for Eastern Washington. Best Management Practices shall be maintained to prevent sediment from leaving the site.
5. It is the applicant's responsibility to obtain any required approvals from the state Department of Ecology such as Ecology's Construction Stormwater General Permit, and to file any necessary Notice of Intent prior to soil disturbance.
6. Best Management Practices (BMP) to minimize dust during construction shall be used, including watering the site in accordance with local air-quality requirements.
  - Vegetative cover or a tackifier shall be provided as soon as practicable following clearing and grading, if any.
  - Dust control shall comply with applicable City of Dayton standards.

***Threshold Determination:***

The lead agency for this proposal has determined that it will not have a probable significant adverse impact on the environment that cannot be mitigated through compliance with the conditions of the Dayton Municipal Code and other applicable regulations. 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 responsible official finds this information reasonably sufficient to evaluate the environmental impacts of this proposal. This information is available to the public on request.

This DNS is issued under WAC 197-11-355 using the optional DNS process; there is no further comment period.

**Date:** March 8, 2023

**Signature:** *Nicole Stucky*