



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2017-00019 *Wiard* – The proposal requests the county amend the comprehensive plan and zoning on approximately 3 acres from a Mixed Use designation with Mixed Use zoning to an Industrial designation with Light Industrial zoning.

Proponent: *Matt Wiard*

Location of proposal, including street address, if any: 11000 NE 117th Ave, 600 ft. south of the intersection of the NE 117th Ave and NE 112th Drive.

Lead Agency: *Clark County, Washington*

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

This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below.

Comments must be submitted by: June 13, 2017

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

Date: 5-10-17 **Signature:** *Oliver Orjiako*

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III, (360) 397-2280 ext. 4898.

NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by **June 13, 2017**.

DESCRIPTION:

CPZ2017-00020 Mill Plain, LLC – The proposal requests the county amend the comprehensive plan and zoning on approximately .82 acres from Urban Low Density Residential designation with R1-6 zoning to a Commercial designation with an implementing zone of Community Commercial.

ACTION REQUESTED: It is requested the Board of County Councilors amend the amend the comprehensive plan and zoning on approximately .82 acres from Urban Low Density Residential designation with R1-6 zoning to a Commercial designation with an implementing zone of Community Commercial.

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
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BILL TO:

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Sonja.wiser@clark.wa.gov

PUBLICATION DATE: Tuesday May 30, 2017

PLEASE E-MAIL OR CALL TO CONFIRM RECEIPT AND PUBLICATION DATE

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:
Wlard
2. Name of applicant: **Matt Wiard**
3. Address and phone number of applicant and contact person.

Contact Person: **Steve Morasch**
Landerholm Law Firm
805 Broadway Suite 1000
Vancouver WA 98666
SteveM@landerholm.com
(360) 558-5912

Applicant: **Matt Wiard**
P.O. Box 82164
Vancouver, WA 98682
matt@earthworksexcavatingservices.com
(360) 772-0088
4. Date checklist prepared: **January 2017**
5. Agency requesting checklist: **Clark County Development Services** Clark County Community Planning
6. Proposed timing or schedule (including phasing, if applicable):
The proposed change will facilitate future development.
Ultimate construction of the project could be one to five years away.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Nothing specific at this time. If request is approved, development at some point in the future of uses allowed in the Light Industrial zone.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
The site contains no critical areas. However, it is located within a Critical Aquifer Recharge Area (CARA) Category 2 and has a moderate-high archaeological probability.

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 that the Applicant is aware of.
10. List any government approvals or permits that will be needed for your proposal, if known.
Approval from Clark County is required for amendment of the Comprehensive Plan and rezone.
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.
The Applicant requests that Clark County redesignate the current comprehensive plan and zoning designation of the Applicant's property from Mixed Use and Industrial to Industrial with an implementing zoning designation of Light Industrial. The size of the parcels is approximately 3.01 acres, with approximately 3.01 acres of developable land.

Location of the proposal.

The site is located in the NW quarter of Section 34, Township 3 North, Range 2 East, Willamette Meridian, Clark County, Washington. The property is comprised of approximately 3.01 acres located approximately 600 feet south of the intersection of NE 117th Avenue and NE 112th Drive.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: Flat, rolling, hilly, steep slopes, mountainous, other.
The site is generally flat.
- b. What is the steepest slope on the site (approximate percent slope)?
GIS indicates that 87.1 percent of the site has a slope range that is located between 0-5 percent slopes and 12.9 percent of the site has a slope range that is located between 5-10 percent slopes.

- 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.
GIS indicates that the soils types onsite are Sifton Gravelly Loam.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
To the Applicant's knowledge, there are no surface indications or history of unstable soils onsite or in the immediate area.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable regulations pertaining to erosion control.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable regulations pertaining to erosion control.

2. Air

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

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
To the extent there are off-site sources of emissions from the nearby transfer station or other existing or planned industrial uses on surrounding industrially zoned property, those would be less impactfuf on the proposed industrial zoning than the existing mixed use zoning.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable regulations governing emissions and impacts to air quality.

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 no surface water bodies on or in the immediate vicinity of the site. To the extent required under any applicable regulation, future development of the property will include preparation and review of critical area and other environmental reports.
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.
No, since there are no water bodies in the vicinity. Any future development will not be adjacent to, over or in any surface water body.
- 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.

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No surface water withdrawals or diversions are proposed. Stormwater will be addressed with future applications in compliance with all applicable regulations.
- 5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
No.
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
No.

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
The property has access to public water, so it is not anticipated that any future development would require a ground water withdrawal. This issue will be addressed at a future site plan review, which will comply with all regulations relating to ground water withdrawal or discharge.
- 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.
The property has access to public sewer, so it is not anticipated that any future development would require a discharge into the ground. This issue will be addressed at a future site plan review, which will comply with all regulations relating to discharges.

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.

Current runoff will not be increased by this comprehensive plan redesignation and rezone proposal. The same amount of impervious surface would likely be generated whether the site remains with a Mixed Use and Industrial Comprehensive Plan designation or is changed to all Industrial. This issue will be addressed at a future preliminary site plan review, which will comply with all applicable stormwater and runoff regulations.

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

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable stormwater and runoff regulations.

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

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and no discharges are currently being proposed. This issue will be addressed at a future site plan review, which will comply with all applicable stormwater and runoff regulations.

4. Plants

- a. Check or circle types of vegetation found on the site

Deciduous tree: alder, aspen, other

Evergreen tree: doug fir, cedar

Shrubs: Typical shrubs

Grass

Other types of vegetation: Blackberry

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

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and no vegetation is proposed to be removed as part of this proposal. This issue will be addressed at a future site plan review, at which time all applicable regulations regarding vegetation removal will be addressed.

- c. List threatened or endangered species known to be on or near the site.
The site is located within what is commonly referred to as the Pacific Flyway.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any;
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
Birds: hawk, heron, eagle, songbirds, other: local birds are observed on the site and in the area
Mammals: other
- b. List any threatened or endangered species known to be on or near the site.
None to the Applicant's knowledge.
- c. Is the site part of a migration route? If so, explain.
The site is located within what is commonly referred to as the Pacific Flyway. This Flyway is the general migratory route for various species of ducks, geese, and other migratory waterfowl. The Flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.
- d. Proposed measures to preserve or enhance wildlife, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will address all applicable 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? If so, describe.

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will address all applicable regulations.

- 1) Describe special emergency services that might be required.
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review.

- 2) Proposed measures to reduce or control environmental health hazards, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will address all applicable regulations.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The primary noise source comes from traffic. It is likely that traffic noise would be more likely to impact residential receptors as opposed to light industrial receptors. Therefore the noise impacts of NE 117th Avenue would likely be somewhat less if the property is rezoned to Light Industrial.

- 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.

It is likely that an Industrial development would generate more noise than a Mixed Use development, but it is not anticipated that the noise increase will be out of character for the area given the surrounding zoning of nearby properties.

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

This issue will be addressed at a future site plan review. Other than short term construction noise, since the primary source of noise generated by the Light Industrial development would be traffic, due to the proximity to NE 117th Avenue, and any other noise generated by the proposal would be consistent with noises generated by adjacent properties that are already zoned Industrial. Further, any future development would be required to comply with state and local noise regulations to mitigate noise from impacting surrounding properties.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
**Site: Excavation Services Company
East: Residential on property zoned Industrial
West: Clark County Central Transfer and Recycling Facility
South: Church
North: Clark County Central Transfer and Recycling Facility**
- b. Has the site been used for agriculture? If so, describe.
Not to the Applicant's knowledge.
- c. Describe any structures on the site.
There is an existing house which has been converted and is being used as an office for the business on site.
- d. Will any structures be demolished? If so, what?
N/A
- e. What is the current zoning classification of the site?
The site is zoned Mixed Use and Light Industrial.
- f. What is the current comprehensive plan designation of the site?

The Comprehensive Plan Map for Clark County designates the site as Mixed Use and Industrial.

- g. If applicable, what is the current shoreline master program designation of the site?
None.
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
No. However, it is located within a Critical Aquifer Recharge Area (CARA) Category 2 and has a moderate-high archaeological probability.
- i. Approximately how many people would reside or work in the completed project?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review. However, the industrial zoning designation is likely to produce more family wage jobs than the current mixed use designation.
- j. Approximately how many people would the completed project displace?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal are compatible with existing and projected land uses and plans, if any:
This Applicant's request complies with the procedural requirements for the County's Annual Review process. The Applicant believes its application demonstrates that its request furthers the goals and policies of the Comprehensive Plan. Any future development would need to obtain site plan approval, which would ensure compliance with all applicable land use regulations designed to ensure compatibility among uses. Additionally, straightening the zoning boundary and eliminating the peninsula of mixed use land in the existing industrial area would further the goal of ensuring compatibility between land uses.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
The potential for 24 residential housing units would be lost if the Applicant's request is approved; however, the land is not suitable for housing due to beign surrounded on three sides by existing and planned industrial uses and therefore, the loss in potential units is more theoretical than actual.
- c. Proposed measures to reduce or control housing impacts, if any:
None, since the land is not suitable for housing because of the existing and planned industrial uses on three sides.

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?
Unknown at this time, but future building heights will comply with Clark County regulations for the Light Industrial zone.
- b. What views in the immediate vicinity would be altered or obstructed?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review. However there are no viewsheds in the vicinity of the property to be protected.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and future development is not anticipated to impact viewsheds since there are no viewsheds in the vicinity of the property that need to be protected. This issue will be addressed at a future site plan review.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review. However,

approximately the same amount of light will likely be created from development under Light Industrial zoning as opposed to the existing zoning.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with any applicable regulations of light and glare. However, no safety hazard would be presented and no views would be interfered with.
- c. What existing off-site sources of light or glare may affect your proposal?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and the potential uses under the proposed industrial designation would likely not be impacted by any off-site sources of light and glare. This issue will be addressed at a future site plan review.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with any applicable regulations for light and glare.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Prairie High School is approximately .33 miles away, Orchard Highlands Neighborhood Park is approximately .6 miles away, Dogwood Community Park 1 mile away, Hartwood Golf Course 2.7 miles away and Hockinson Meadows Community Park approximately 3.7 miles away.
- 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:

Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and potential uses under the proposed industrial designation are not anticipated to impact recreational opportunities. This issue will be addressed at a future site plan review.

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.
None known by the applicant.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None known by the applicant.
- c. Proposed measures to reduce or control impacts, if any:
Any future development on the site will comply with all applicable state and local regulations to protect archeological, cultural and historic resources.

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.
The site is located approximately 600 feet south of the intersection of NE 117th Avenue and NE 112th Drive. Current access to the property is from NE 117th Avenue.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
The site is not currently served by public transit. The closest transit stop is located approximately 1/3 of a mile north at Prairie High School and is C-Tran Route #7.
- c. How many parking spaces would the completed project have? How many would the project eliminate?
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable regulations pertaining to parking.

- d. Will the proposals require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No, as it is a request for a comprehensive plan redesignation and rezone. This issue will be addressed at a future site plan review, which will comply with all applicable transportation regulations.
- 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.
Please refer to the transportation analysis prepared by Hann Lee and Associates that is being submitted with this Annual Review application. 228 net new daily trips.
- g. Proposed measures to reduce or control transportation impacts, if any:
Please refer to the transportation analysis prepared by Hann Lee and Associates that is being submitted with this Annual Review application. No off-site mitigation proposed.

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. Health care and school impacts would be reduced. Fire and police protection needs should remain the same.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Not applicable to this proposal, as it is a request for a comprehensive plan redesignation and rezone and potential future uses under the proposed industrial designation are not anticipated to impact public services. This issue will be addressed at a future site plan review, which will comply with all applicable regulations pertaining to impacts on public services.

16. Utilities

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

These utilities are either on the site or available to the site and will be extended to the future parcel at the time of site development.

- 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.

Water: **City of Vancouver**

Sewer: **Clark Regional Waste Water District**

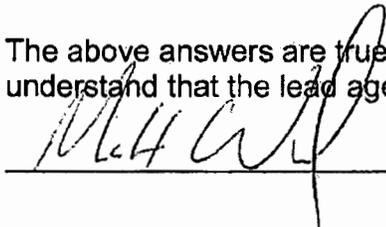
Telephone: **CenturyLink**

Electricity: **Clark Public Utilities**

Refuse: **Waste Connections**

D. 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.



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 and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The change in zoning and Comprehensive Plan designations will not affect these.

Proposed measures to avoid or reduce such increases are:

All regulations applicable to the environment will be complied with at the time of development review.

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

Both Mixed Use and Light Industrial are high intensity uses. One would not increase impacts to plants and animals more than the other.

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

Comply with all State and local regulations applicable to the future development of the property.

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

Both Mixed Use and Light Industrial will use some energy resources.

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

Comply with all requirements for approval.

4. How would the proposal use or affect environmentally sensitive areas or those 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?

There are no environmentally sensitive areas or areas designated for governmental protection on the property. Any future development of the property under either zoning scheme will have to comply with all applicable environmental regulations and mitigate for any adverse impacts as lawfully determined through any future development review process.

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

Comply with all applicable environmental regulations and mitigate for any adverse impacts as lawfully determined through any future development review process.

5. How would the proposal be likely to affect land and shoreline use? Will it allow or encourage land or shoreline uses incompatible with existing plans?
Not applicable.

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

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?
Please refer to the transportation analysis prepared by Hann Lee and Associates that is being submitted with this Annual Review application. 228 net new daily trips.

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

Please refer to the transportation analysis prepared by Hann Lee and Associates that is being submitted with this Annual Review application. No off-site mitigation proposed.

7. Identify whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.
None that the Applicant is aware of.