

NOTICE OF DETERMINATION OF NON SIGNIFICANCE (DNS)

NOTICE IS HEREBY GIVEN that the following proposal has been determined to have no probable significant adverse impact on the environment, and that an environmental impact statement is not required under RCW 43.21C.030(2)(c). Written comments on the following proposal, or DNS, may be submitted to the Responsible Official by April 24, 2018.

DESCRIPTION:

CPZ2018-00004 – Strawberry Hill – The proposal requests the county amend the comprehensive plan and zoning on two parcels with a total of 1.65 acres from Commercial Comp Plan designation with Neighborhood Commercial zoning to Low Density Residential Comp Plan Designation with Residential zoning (R 1-6).

ACTION REQUESTED: It is requested that the County Council amend the comprehensive plan and zoning on two parcels with a total of 1.65 acres from Commercial Comp Plan designation with Neighborhood Commercial zoning to Low Density Residential Comp Plan Designation with Residential zoning (R 1-6).

RESPONSIBLE OFFICIAL:

Oliver Orjiako, Director
Community Planning
PO Box 9810
Vancouver WA 98666-9810
oliver.orjiako@clark.wa.gov

BILL TO:

Sonja Wiser, Program Assistant
Clark County Community Planning
PO Box 9810
Vancouver, WA 98666-9810
(360) 397-2280 ext. 4558
Sonja.wiser@clark.wa.gov

PUBLICATION DATE: April 9, 2018

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



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2018-00004 Strawberry Hill – The proposal requests the county amend the comprehensive plan and zoning on two parcels with a total of 1.65 acres from Commercial Comp Plan designation with Neighborhood Commercial zoning to Low Density Residential Comp Plan Designation with Residential zoning (R 1-6).

Proponent: Jamie Howsley

Location of proposal, including street address, if any: The two parcels are located at the intersection of NE 118th St and NE 47th Ave and to the south of NE 119th St and includes parcels 18983500 (.58 acres) and 18981000 (1.07 acres).

Lead Agency: *Clark County, Washington*

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

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

Comments must be submitted by: April 24, 2018

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: April 2, 2018

Signature: 

The staff contact person and telephone number for any questions on this review is Sharon Lumbantobing, Planner II, (360) 397-2280 ext. 4909.

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: Strawberry Hill Annual Review
2. Name of applicant: Jordan Ramis, PC; Attn Jamie Howsley
3. Address and phone number of applicant and contact person:

1499 SE Tech Center Pl, Suite 380, Vancouver, WA 98683; 360 567-3913

4. Date checklist prepared:

March 13, 2018

5. Agency requesting checklist:

Clark County, WA

6. Proposed timing or schedule (including phasing, if applicable):

This is an annual review application. If approved, the comprehensive plan and zone change will be implemented in the fall of 2018. Land use applications to develop the property pursuant to the new zoning will require another SEPA review and could potentially be submitted in 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The properties are currently undeveloped, and if the zone changes are approved, they would likely be developed for twelve single family lots pursuant to the new zoning.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None.

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

The annual review is a stand alone approval, and no other permits or approvals are required at this time. If it is approved, then a subdivision and related development applications could be submitted in 2019.

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 on project description.)

APNs 189835000 (.58 acres) and 189810000 (1.07 acres) at the intersection of NE 47th Ave and NE 119th St, are currently designated Commercial in the Comprehensive Plan and zoned Neighborhood Commercial. We propose to change the comprehensive plan designation to Low Density Residential and the zoning to R1-6.

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. [\[help\]](#)

The parcels are located east and west of NE 47th Ave, between NE 188th Ave and NE 119th Ave. The legal descriptions are attached to this SEPA checklist as Exhibit A.

Several maps are included in the county GIS packet that is submitted with this checklist.

B. Environmental Elements [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): clay, rolling, hilly, steep slopes, mountainous, other _____

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

None

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. [\[help\]](#)

The NRCS indicates the site is underlain by Hillsboro Silt Loam, designated as hydrologic group B. These soils are suitable for infiltration.

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

None

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.

None, because this is a non-project action.

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

None because this is a non-project action.

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

None, because this is a non-project action.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

None because this is a non-project action.

2. Air [\[help\]](#)

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. [\[help\]](#)

None, because this is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None because this is a non-project action.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

None, because this is a non-project action.

3. Water [\[help\]](#)

a. Surface Water:

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. [\[help\]](#)

None

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. [\[help\]](#)

None

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. [\[help\]](#)

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

The site is not in the floodplain.

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. [\[help\]](#)

None

b. Ground Water:

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. [\[help\]](#)

None

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. [\[help\]](#)

None

c. Water runoff (including stormwater):

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. [\[help\]](#)

None, because this is a non-project action.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

None, because this is a non-project action.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

None, because this is a non-project action.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

None, because this is a non-project action.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

None, because this is a non-project action.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

None

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None

5. **Animals** [\[help\]](#)

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. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Field mice, and occasionally neighborhood cats pursuing them.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Pacific Flyway

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None

6. Energy and Natural Resources [\[help\]](#)

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. [\[help\]](#)

None, because this is a non-project action.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No, because this is a non-project action.

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: [\[help\]](#)

None, because this is a non-project action

7. Environmental Health [\[help\]](#)

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. [\[help\]](#)

None, because this is a non-project action.

1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None

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. [\[help\]](#)

None

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. [\[help\]](#)

None, because this is a non-project action.

4) Describe special emergency services that might be required. [\[help\]](#)

None, because this is a non-project action.

5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None, because this is a non-project action.

b. Noise [\[help\]](#)

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

None

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

None, because this is a non-project action.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

None, because this is a non-project action.

8. Land and Shoreline Use [\[help\]](#)

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. [\[help\]](#)

The site is currently vacant, and surrounding properties are single family residential. The proposal is to rezone the site from commercial to single family residential, which would generate less traffic than commercial development.

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? [\[help\]](#)

The site is urban and has not been used for agriculture or forestry.

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: [\[help\]](#)

There are no farm or forest operations surrounding the site.

c. Describe any structures on the site. [\[help\]](#)

None

d. Will any structures be demolished? If so, what? [\[help\]](#)

None

e. What is the current zoning classification of the site? [\[help\]](#)

Neighborhood Commercial

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Commercial

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

None

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

None, because this is a non-project action. At full build out, perhaps 30 people might live there.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

This application will change the land use plans, and then future development would be consistent with the new plans.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

Not applicable

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None, because this a non-project action. If approved, potentially about twelve middle income housing units could be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Not applicable

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

None, because this is a non-project action.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None, because this is a non-project action.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None, because this is a non-project action.

11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

None, because this is a non-project action.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

None, because this is a non-project action.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None, because this is a non-project action.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None, because this is a non-project action.

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Greyhawk Neighborhood Park is about four blocks north of the site.

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

It would not.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

13. Historic and cultural preservation [\[help\]](#)

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? If so, specifically describe. [\[help\]](#)

None

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. [\[help\]](#)

None

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. [\[help\]](#)

None, because this is a non-project action.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

None, because this is a non-project action.

14. Transportation [\[help\]](#)

- 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. [\[help\]](#)

The site is served by three abutting streets. NE 119th St abuts the north side of the site; NE 47th Court runs north and south between the two parcels; and NE 118th St lies south of the site. These frontages are already fully improved. Access is restricted to NE 119th St, so driveways would connect to NE 47th Court and NE 118th St.

- 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? [\[help\]](#)

The site is not served by transit. The approximate distance to the CTRAN Bus 19 along Hwy 99 is 1.5 miles.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Approximately 24 new parking spaces would be added. None would be eliminated.

- 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). [\[help\]](#)

The adjacent street frontages are fully improved, and the proposal will reduce potential future traffic. Therefore additional right-of-way improvements are not required.

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

None

- 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? [\[help\]](#)

The maximum theoretical trip generation would be 115 daily trips with 12 of those trips occurring during the pm peak hour. The transportation model used for this purpose is the ITE Trip Generation Manual, Land Use Code 210, Single Family Detached Housing, and an assumed maximum potential density of 12 dwelling units.

- 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. [\[help\]](#)

This is an urban area, and therefore the movement of agricultural and forest products will not be affected.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None, because this is a non-project action. Regarding future development, the street frontages and their intersections were designed and constructed to accommodate more traffic than will be generated by the multifamily designation. Because these improvements are already constructed, no further measures are proposed. See the traffic letter for further details.

15. Public Services [\[help\]](#)

- 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. [\[help\]](#)

None, because this is a non-project action.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

None, because this is a non-project action.

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

- 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. [\[help\]](#)

None, because this is a non-project action.

C. Signature [\[help\]](#)

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: _____
Name of signee: Jamie Howsley
Position and Agency/Organization: Attorney, Jordan Ramis, PC
Date Submitted: March 15, 2018

D. Supplemental sheet for nonproject actions [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project 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 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 change from commercial to single family zoning is likely to reduce environmental risks for several reasons. Regarding discharge to water, single family use will result in less impervious surface and stormwater generation from active parking lots; in addition, there is less risk of discharges due to commercial activity, such as a quick lube business.

For air emissions, the traffic letter confirms the residential use will generate fewer vehicle trips which will reduce air emissions. Production, storage and release of toxic materials is less likely to occur in residential houses than in commercial use as well. Noise production will likely be reduced by residential use as well due to the reduction in vehicle trips; especially the lack of regular need for truck trips that would occur with commercial deliveries.

Proposed measures to avoid or reduce such increases are:

None

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

This is a vacant urban site designated for urban development. Because single family residential use will have more landscaping than commercial use, the proposal offers better opportunities for plants and animals.

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

None

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

There are no identified natural resources on the site, so no resources will be depleted. Because the proposal will generate less traffic, energy consumption for vehicle use will be reduced.

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

None, because this is a non-project action.

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?

There are no existing or proposed environmentally sensitive areas, or historic or cultural areas, on the site.

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

None.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This site is miles away from the shoreline and will not affect it. The change from commercial to residential use is not compatible with existing plans, which is why the annual review for the rezone is being done.

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

None

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

This proposal substantially reduces the traffic that could be generated by development of the site under current zoning, and reduces the demand for public services such as water, sewer and other utilities.

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

See the application narrative which explains why this site is appropriate for the proposed zoning.

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

Development of much needed housing on a site with no critical environmental areas does not conflict with environmental laws.