



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** CPZ2019-00002 NE 152<sup>nd</sup> Ave. Amend the comprehensive plan and zoning from Commercial (CC) to Urban Low (R1-6)

**Proponent:** TSR Investments, LLC

**Location of proposal, including street address, if any:** 9000 NE 152<sup>nd</sup> Ave,  
Vancouver, WA

**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 6, 2019

**Responsible Official:** Oliver Orjiako

**Position/title:** Director

**Address:** RE: SEPA Comments

Clark County Community Planning

1300 Franklin Street; 3<sup>rd</sup> Floor

P.O. Box 9810

Vancouver, WA 98666-9810

**Date:** 5-7-19

**Signature:** Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Jose Alvarez, Planner III, (564) 397-4898.

For other formats, contact the Clark County ADA Office at [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov).

## **6. State Environmental Review (SEPA)**

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# 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:***

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

1. Name of proposed project, if applicable:

**NE 152<sup>nd</sup> Avenue TSR Property**

2. Name of applicant:

**TSR Investments LLC.**

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

**Applicant:**

**TSR Investments LLC.**

**PO Box 1900**

**Battle Ground, WA 98604**

**Gary Rademacher**

**garyr@tapani.com**

**360-687-1148**

**Contact:**

**AKS Engineering & Forestry, LLC.**

**9600 NE 126th Ave, Suite 2520**

**Vancouver, WA 98682**

**Seth Halling**

**sethh@aks-eng.com**

**360-882-0419**

4. Date checklist prepared:

**January 21, 2018**

5. Agency requesting checklist:

**Clark County**

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

**The applicant intends to have the annual review and zone change review process completed to allow the comprehensive plan map change and zone change to be enacted in January of 2020.**

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

**Yes, the applicant plans to develop a single-family subdivision after the completion of the annual review and zone change.**

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

**A geotechnical investigation and report, Level 1 Site Evaluation, and Archaeological Predetermination were completed in 2017 with a previous land use application for the site. No additional environmental information will be prepared for this application.**

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.

**Yes. The site as Final Site Plan and Final Engineering approval for a self-storage facility through Clark County (DEV2017-00125).**

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

**Annual Review for Comprehensive Plan Map Change and Zone Change Application.**



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.)

***The subject site has a gross area of approximately 7.68 acres. The applicant proposes to change the existing Comprehensive Plan Map designation of Commercial to Urban Low Density Residential, which would include a land use zone change from Community Commercial to R1-6 Residential.***

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.

***Address: 9000 NE 152nd Avenue, Vancouver, WA 98682***

***Abbreviated Legal: NE 1/4, Sec 02, T2N, R2E, WM.***

***Clark County parcel ID#'s: 154246-000***

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site:

(circle one): **Flat** rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

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

***The site is generally flat with an area of slopes up to 10% along the west edge of the site.***

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.

***According to the USDA NRCS web soil survey, soils on site consist of Lauren Gravelly loam (0 to 8 percent slopes) (LgB-100%).***

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

***No surface indications or history of unstable soils on site or in the immediate vicinity.***

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.

***This application is for an Annual Review and Zone Change. No grading is proposed with this application.***

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

***No erosion will occur with this application. Future construction activities that will occur under other applications that can result from this application could***

**have erosion in the form of silt transfer and dust blow-ff. Erosion potential will be minimized by utilizing best management practices for erosion control.**

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

**None.**

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

**No construction is proposed with this application; therefore, no measures are proposed.**

## 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.

**None with this application. Once the zone change has been completed, it is anticipated that a subdivision will be built. During site development and building construction, there will be exhaust emissions from construction equipment. Once construction is completed, air emission will be limited to automobile exhaust from vehicles entering and leaving the site.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**No impacts are proposed with this application; therefore, no measures are proposed. With any future construction the applicant will comply with applicable code and best management practices.**

## 3. Water

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.

**No**

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.

**N/A**

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**

5) Does the proposal lie within a 100-year floodplain? 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 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.

**No**

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.

**N/A**

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.

**Existing runoff is infiltrated and dispersed within the vegetation on site. No new runoff will be created as a result of this application. Any future construction project will determine how to best manage on-site stormwater.**

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

**No waste materials are proposed to enter ground or surface waters as part of this application.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**Existing runoff is infiltrated and dispersed within the vegetation on site. No new runoff or changes to existing drainage patterns will be occur as a result of this application. Any future construction project will determine how to best manage on-site stormwater and maintain no impact to drainage patterns in the vicinity.**

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

**No impacts are proposed with this application; therefore, no measures are proposed.**

#### 4. Plants

a. Check the types of vegetation found on the site:

- 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?

***No vegetation will be removed as a result of this application. Any future construction will remove all vegetation from the site.***

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

***None known***

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

***No landscaping is proposed with this application. Any future project will install landscaping meeting the requirements of Clark County Code and using some native plan material.***

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

***Himalayan Blackberry.***

#### 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: hawk, heron, eagle, songbirds, other:  
mammals: deer, bear, elk, beaver, other: rodents, rabbits  
fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

***None known.***

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

***Yes, Pacific Flyway for waterfowl.***



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

**None with this application. Landscape installed with future project will meet the requirements of Clark County Code and use some native plant material. New landscape will provide greater diversity for wildlife than the existing vegetation on site.**

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

**None known.**

## 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.

**No energy needs will result from this application; however, electricity will be available for the energy needs of future development.**

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:

**None.**

## 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.

**No environmental hazards will be associated with this application. Any future application that leads to construction will have environmental health hazards limited to standard risks associated with construction and occupancy of the development.**

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

**None known.**

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.

**None known.**

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.

**None as part of this application. Any future application that leads to construction will have typical construction materials such as: gas, diesel, oil, etc.**

4) Describe special emergency services that might be required.

**No special emergency service needs will be created with this application.**

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

**No impacts will be created with this application; therefore, no measures are proposed.**

b. Noise

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

**None known.**

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.

**No noise will occur as a result of this application. Any future application that involves construction will have short-term construction noise that will occur during daylight hours, with typical neighborhood vehicular noise occurring in the long term.**

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

**No impacts are proposed with this application; therefore, no measures are proposed. Any future application that involves construction will require equipment to have muffled exhaust and construction hours will be restricted to those approved by Clark County.**

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.

**The site is currently used for farming hay. Adjacent uses are residential to the north, southeast, and west, a public school to the northeast and an airport to the south. The proposed project is not anticipated to affect adjacent land uses.**

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?

**No, the site is not currently in a farmland tax status.**

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:

**No.**

c. Describe any structures on the site.

**There are no on-site structures.**

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

**N/A**

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

**CC**

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

**C**

g. If applicable, what is the current shoreline master program designation of the site?

**N/A**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**No.**

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

**No project is proposed, no people will reside or work on site as a result of this application. Since this application is to change from a commercial zone to a residential zone (R1-6) it is assumed that between 82 and 119 people will reside in a completed project depending on final density.**

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

**None.**

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

**No displacements are proposed with this application; therefore, no measures are proposed.**

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

**Proposed measures include approval through the Clark County Annual Review and Zone Change application process. Any future development will also be approved through Clark County, following the appropriate review process for a proposed project.**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**Proposed measures include approval through the Clark County Annual Review and Zone Change application process. Any future development will also be approved through Clark County, following the appropriate review process for a proposed project.**

## 9. Housing

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

**No units will be provided with this application. A subdivision that could result from an approved zone change could conceivably provide between 31 and 45 new middle-income housing units.**

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

**None.**

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

**No impacts are proposed with this application, or will occur with a future application; therefore, no measures are 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?

**No structures are proposed with this application. There is no maximum allowed building height for the community commercial zone and maximum building height in the R1-6 zone is 35 feet.**

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

**No known views will be obstructed.**

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

**No aesthetic impacts are proposed with this application; therefore, no measures are proposed.**

#### 11. Light and Glare

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

**No lighting is proposed with the application.**

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

**N/A**

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

**None known.**

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

**No lighting impacts are proposed with this application; therefore, no measures are proposed.**

#### 12. Recreation

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

**Tiger Tree neighborhood park is located approximately 0.20 miles southwest of the subject site. There is a private airport located on the parcel to the south of the site.**

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:

**No impacts on recreation are proposed with this application; therefore, no measures are proposed. Park impact fees will be paid with a future residential development resulting from the approval of this application.**

### 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? If so, specifically describe.

**No.**

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.

**A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review. No artifacts were discovered by the applicant's archaeologist.**

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.

**A predetermination survey was conducted on the subject site in 2017 and was submitted to DAHP for review.**

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.

**No impact or loss are proposed or anticipated with this application. The applicant will follow the recommendations of the predetermination report and DAHP.**

### 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.

**The site is bordered by NE 152nd Avenue to the east, NE 93rd Street to the north, and NE 150th Avenue to the west. No project is proposed with this application; therefore, no access is proposed.**

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?

**There is a C-Tran bus stop for route 72 along the site's frontage on NE 152nd Avenue.**

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

**None.**

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).

**No improvements will be required with this application. A residential development that would result from approval of this application will provide half width improvements for NE 152nd Avenue, NE 93rd Street, and NE 150th Avenue. A**



**subdivision will also have construction of internal streets to serve all proposed lots.**

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

**The project will not use air transportation, however, there is an airport located on the parcel to the south of the subject site.**

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?

**No use is proposed with this application; therefore, no trips will be generated as a result. Any future development will be required to submit a traffic study as part of the subdivision application requirements.**

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.

**No.**

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

**No transportation impacts are proposed with this application; therefore, no measures are proposed. Any future development will be required to pay transportation impact fees.**

#### 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.

**No, there is no project proposed with this application. Any future development would require an incremental increase in the need for public services directly related to the total number of lots proposed in the development.**

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

**No public services impacts are proposed so no measures are proposed. Any future development will pay the appropriate impact fees.**

#### 16. Utilities

a. Circle utilities currently available at the site:

**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.

**Electrical: Clark Public Utilities**

**Refuse: Waste Connections**

**Telephone: Century Link**

**Sanitary Sewer: Vancouver**

**Public Water: Vancouver**

**Natural Gas: NW Natural**

### 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:  \_\_\_\_\_

Name of signee: Seth Halling \_\_\_\_\_

Position and Agency/Organization: Project Manager / AKS Engineering \_\_\_\_\_

Date Submitted: 1/23/2019 \_\_\_\_\_

## 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 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 to change from Commercial zoning to Urban Low Density Residential is unlikely to greatly increase discharge to water or emissions to the air. The existing commercial zone would allow a project with similar amounts of impervious surface and traffic trips as an allowed project under the proposed residential zone. It is likely that the noise level for a residential development would be less than that of a commercial development. It is not anticipated there will be any increase to storage or release of toxic or hazardous substances. Any proposed development, commercial or residential, will need to go through the County's site plan or subdivision application respectively, thus meeting state and local code.***

Proposed measures to avoid or reduce such increases are:

***As no increases are anticipated from the zone change, no specific measures are proposed. Future development will collect and treat any runoff from the developed site, and discharge at rates approved by Clark County Code.***

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

***The existing land is used for hay field with one large evergreen tree on site. Any future development will remove all existing vegetation. Minimal animal habitat will be removed. There are no fish or marine life on or near the site.***

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

***Landscaping will be proposed with any future site development. Any landscape proposed will increase the available habitat in the form of trees and shrubs.***

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

***Any future development of the site will require additional energy use. A change from commercial to residential zoning is not likely to greatly increase the energy needs of a completed project. It is not likely that a residential project would deplete natural resources.***

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

***No measures are proposed or required at this time. Possible measure could include the use of energy efficient building materials and local sourcing of materials as much as is practicable during future development of the site. The use of solar panels is another option that could be considered.***

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?

**Tiger Tree park is located approximately 0.2 miles south of the site. It is likely that a change from Commercial zoning to Residential zoning will increase the use of the park facility. If the site is rezoned residential, park impact fees will be paid when future homes are constructed. Tiger Tree Park is a neighborhood park designed to serve the surrounding community. There is also an airport immediately south of the site. The future construction of buildings on the property could have an impact on the airport. Any future development, commercial or residential, will need to submit notice of structure height to the Federal Aviation Administration. No other environmentally sensitive areas or areas designated for governmental protection will be affected.**

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

**Any future development will be required to pay park impact fees. Any building or structure will need to be approved by the FAA to ensure no impacts to the adjacent airport.**

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 proposal will change the allowed land uses from commercial to residential. This would allow land uses that are consistent with the surrounding existing residential and airport uses. There are no shorelines associated with the property.**

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

**Land use impacts will be reduced by requiring all future projects to go through applicable land use review processes with Clark County.**

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

**A traffic memo was completed by Lancaster Engineering on January 17, 2019. The memo states that the zone change from community commercial to residential will decrease the peak hour and average weekday trip potential for the site, therefore decreasing demand on the transportation system.**

**Any future development installed under the current or proposed zones will increase the demand on public services and utilities. The zone change to residential will likely increase the potential demand on public services over the existing potential with the commercial zone. It is unknown at this time what that increase would be.**

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

**Any future development will install all public utilities required within the development, as well as pay all applicable impact fees for the utilities and public services.**

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 will not conflict with any laws or requirements for protection of the environment.***