



DETERMINATION OF NON-SIGNIFICANCE

Description of Proposal: CPZ2020-00010 Promenade North – The proposal requests the county to amend the comprehensive plan and zoning on one parcel with a total of 3.45 acres from Commercial (Community Commercial) to Urban High Density Residential (R -30). The parcel is currently split zoned with R-30 and CC zoning.

Proponent: Bill Maitland

Location of proposal, including street address, if any: The parcel is located at NE 116th St (NE 117th Avenue), Vancouver, WA (Parcel No. 200200000)

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 16, 2020

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: March 30, 2020

Signature: Oliver Orjiako

The staff contact person and telephone number for any questions on this review is Sharon Lumbantobing, Planner II, 564-397-4909.



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
LAND USE REVIEW

SEPA Environmental Checklist

WAC 197-11-960

Rev 12.3.18

Working together. Securing your safety. Protecting your investment.

Purpose of checklist:

The State Environmental Policy Act (SEPA), Revised Code of Washington (RCW), Chapter 43.21C, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and agencies identify impacts from your proposal and to help agencies decide whether or not an EIS is required.

Instructions for applicants:

This environmental checklist asks you to describe basic information about your proposal. Governmental agencies use this checklist to determine whether or not the environmental impacts of your proposal are significant. Please answer the questions briefly, giving the most precise information or best description known. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply."

Some questions pertain to governmental regulations such as zoning, shoreline, and landmark designations. If you have problems answering these questions, please contact the ClarkCountyPermitCenter for assistance.

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. You may be asked to explain your answers or provide additional information related to significant adverse impacts.

Use of checklist for non-project proposals:

Complete this checklist for non-project proposals (e.g., county plans and codes), even if the answer is "does not apply." In addition, complete the supplemental sheet for non-project actions (Part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

Public Service Center
1300 Franklin St., Vancouver, WA 98660
564.397.2375 devserv@clark.wa.gov
www.clark.wa.gov/community-development

For other formats, contact the Clark County ADA Office
Voice: 564.397.2322
Relay: 711 or 800.833.6388 Fax: 564.397.6165

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

1. Name of proposed project, if applicable: **Promenade North**
2. Name of applicant: **Bill Maitland**
3. Address and phone number of applicant and contact person:

Applicant:
Bill Maitland
13511 SE Rivercrest Drive
Vancouver, WA 98683
(360) 608-1110
micheleme@comcast.net

Contact:
Olson Engineering, Inc.
Attn: Mike Odren
222 E. Evergreen Blvd.
Vancouver, WA 98660
(360) 695-1385
mikeo@olsonengr.com

4. Date checklist prepared: **January, 2020**
5. Agency requesting checklist: **Clark County Department of Community Planning**
6. Proposed timing or schedule (including phasing, if applicable):

The Applicant's submittal for an Annual Review for a Comprehensive Plan map change and Zone Change will take place as directed by Clark County throughout 2020 with approval of the Comprehensive Plan map change and Zone Change taking place January 2021.

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 intends on submitting for a Type II Site Plan Review application for a multi-family project upon completion of the Comprehensive Plan and Zone Change Annual Review process.

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

Trip Generation Assessment – Charbonneau Engineering, Inc.

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 known.

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

Annual Review for a 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 Applicant, Bill Maitland, proposes an Annual Review for a Comprehensive Plan Map Change and Zone Change of a portion of parcel number 200200-000 from a Commercial Comprehensive Plan designation and Community Commercial zoning to an Urban High Density Residential Comprehensive Plan designation and R-30 zoning. The parcel is currently split zoned with R-30 zoning in the approximately easternmost 1/5 of the site and the CC zoning in the balance of the site. The site is approximately 3.45 acres according to Clark County GIS.

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.

The site is located at the northeast corner of the intersection of NE 116th Street (private) and SR 503 (NE 117th Avenue) and is identified as Assessor's Parcel#200200-000 located in the Southwest Quarter of Section 34, Township 3 North, Range 2 East of the Willamette Meridian. There is no site address.

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

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

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)?

According to Clark County GIS data, the steepest slope on the site is up to 5%.

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 Clark County GIS data, the soils on the site consist of:
HIA, Hillsboro loam, 0-3% slopes, 100% of the site.**

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

No.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, grading is not proposed.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, clearing and construction is not proposed.

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:

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, clearing and construction activities requiring erosion control is not proposed.

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.

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, clearing and construction is not proposed.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no offsite sources of emissions or odors exist that would adversely affect the proposal.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no impacts with this proposal.

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

- a. Surface Water: [\[help\]](#)

- 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.

No.

- 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.

None.

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: [\[help\]](#)

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.

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.

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no impacts from stormwater runoff.

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

No.

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

No.

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

None.

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

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

deciduous tree: alder, maple, aspen, other **Walnut**

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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no vegetation will be removed or altered.

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

None to the Applicant's knowledge.

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

None.

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

None to the Applicant's knowledge.

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: **Rodents**
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and 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. Neotropical birds, such as Robins, may also seasonally utilize or be near the site.

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

None.

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

None to the Applicant's knowledge.

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.

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no energy needs will be required.

- 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[\[help\]](#)

- 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.

No.

- 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 known.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no special emergency services will be required.

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

None.

b. Noise

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

Traffic noise from adjacent roadways exist, but it will not affect the proposed project.

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.

None.

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

None.

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.

The site is vacant and unused. Adjacent property uses and zoning are as follows:

North – Single-family residential use on CC zoned property.

South – Approved self-storage facility (yet to be constructed) and multi-family residential uses on CC and R-30 zoned property.

East – Multi-family residential uses on R-30 zoned property.

West – (Across SR 503) Prairie High School on PF zoned property and commercial use on CC zoned property.

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, the proposal will not affect land uses on nearby or adjacent properties.

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 non-forest use?

It is unknown to the Applicant whether the project site had been used as working farmland or forest land. The site is currently not in farmland or forest land 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 appears to be a wellhouse on the site.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no structures will be demolished with this proposal.

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

Community Commercial in the western approximately 4/5th of the subject parcel and R-30 in the eastern approximately 1/5th of the subject parcel.

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

Commercial in the western approximately 4/5th of the subject parcel and Urban High Density Residential in the eastern approximately 1/5th of the subject parcel.

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

Does not apply.

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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no people will work or reside as a result of the proposal.

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

None.

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

Does Not Apply

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

Proposed measures include application for and approval of a Comprehensive Plan and Zone Change Annual Review on the existing commercially zoned portion of the subject parcel. Upon approval, proposed uses will be consistent with and implement the new zoning and comprehensive plan designations.

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

None.

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

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no housing units are proposed. However, upon approval of the Comprehensive Plan Zone Change, the density range of the subject parcel would be between 63 and 103 middle-income multi-family residential 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:

None.

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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, no structures are proposed.

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

None.

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

None.

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

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

None.

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

No.

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

There are existing off-site light sources, however, as this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, they will not affect the proposal.

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

None.

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

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

**Prairie High School located to the west immediately across SR 503.
Dogwood Park located approximately 2/3 mile to the south.**

- 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:

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.

Not to the applicant's knowledge.

- 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.

None to the Applicant's knowledge. Clark County's Archaeological Predictive Model indicates the site has a high (76%) and moderate-high (24%) probability of containing cultural or archaeological findings.

- 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.

None. However, Clark County's Archaeological Predictive Model indicates the site has a high (76%) and moderate-high (24%) probability of containing cultural or archaeological findings.

- 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.

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no impacts with this proposal.

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.

Vehicular access to the site is from NE 116th Street accessed from NE 122nd Avenue to the east. Direct vehicular access from SR 503 to either the site or to NE 116th Street is prohibited by Washington State Department of Transportation.

- 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?

The site is currently served by public transit with a northbound transit stop located along the site's frontage with SR 503, C-Tran Routes #7 and 47.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no parking spaces proposed.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no roadway, street, pedestrian, bicycle or state transportation facility improvements proposed.

- e. Will the project or proposal 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 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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no vehicular trips associated with the proposal. However, a Trip Generation Assessment, as prepared by Charbonneau Engineering, LLC, dated January 15, 2020, has been included in the Annual Review application. This assessment addresses the potential difference in the number of Average Daily, AM peak and PM peak trips associated with the current zoning vs. the proposed zoning.

- 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:

None.

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.

No.

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

None.

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

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.

Electricity – Clark Public Utilities

Water – Clark Public Utilities

Sanitary Sewer – Clark Regional Wastewater District

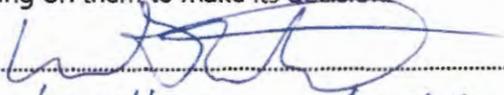
Refuse Service – Waste Connections

Natural Gas – Northwest Natural

Telephone – CenturyLink

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: William A. Maitland
Position and Agency/Organization: Contract Purchases
Date Submitted: 1-31-2020

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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there would not be any increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Development of the site under the current Community Commercial zoning would have similar amounts of impervious surfaces. There would be an increase in vehicular trips under the current commercial zoning vs. the proposed residential zoning (refer to Trip Generation Assessment, as prepared by Charbonneau, Engineering, LLC for more information regarding trip generation). As such, emissions and noise from vehicles will be less under the proposed zoning. Any proposed development under the current or proposed zoning will require a review through Clark County's Site Plan Review process, as well as through a detailed State Environmental Policy Act (SEPA) Environmental review, all meeting applicable local, state and federal codes and regulations.

Proposed measures to avoid or reduce such increases are:

As indicated above, there are no proposed increases anticipated from the Comprehensive Plan and Zone Change. As such, no specific measures are proposed. Any future development will need to comply with applicable local, state and federal codes and regulations regarding stormwater runoff, air emissions, handling of toxic or hazardous substances, or production of noise.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, the proposal will not have any effect on plants, animals, fish, or marine life. Existing vegetation on the site is a grass field with one walnut tree. There is no regulated or significant habitat on site, nor are there any

fish-bearing streams or lakes on or near the site. Upon development of the site, all vegetation will be removed from those areas to receive construction.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there is no impact on plants, animals, fish or marine life. Upon development of the site, landscaping will be proposed which will increase the habitat potential for animals through the use of native and/or ornamental trees, shrubs and groundcover.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there is no energy use proposed. Upon development of the site, normal multi-family residential use of energy will be required. There is no anticipated depletion of energy or natural resources associated with either the Comprehensive Plan Zone Change Annual review or future multi-family development of the site following the Comprehensive Plan Zone Change Annual Review.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there is no energy use proposed. As such, no specific measures are proposed at this time. Upon development of the site, possible measures will be meeting applicable local, state and federal codes related to the construction industry, use of locally-sourced building materials, use of energy efficient building materials, use of solar and/or wind power, or other similar measures.

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?

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, and as there are no environmentally sensitive areas, parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains or prime farmlands on or near the site, there would be no impact or effect on these areas. The closest park or recreational facilities are Prairie High School located across SR 503 from the

subject parcel, and Dogwood Park located approximately 2/3 mile to the south. Upon residential development of the site, Park and School Impact Fees will be paid which will provide additional funding for parks and schools.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no impacts to resources. Upon development of the site, Park and School Impact Fees will be paid which will provide additional funding for parks and schools.

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 is to change the Comprehensive Plan designation and Zoning of the commercially zoned portion of the site from a Commercial Comprehensive Plan designation and Community Commercial zoning to an Urban High Density Residential Comprehensive Plan designation and R-30 zoning to match that of the eastern approximately 1/5 of the site. This would allow land uses that are consistent with the surrounding land uses and zoning to the east and south. There are no shorelines associated with the subject parcel.

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

Prior to future development of the site, the project will be required to go through Clark County's Site Plan Review process, SEPA review process and meet all applicable local, state and federal codes and regulations. There are no shorelines associated with the subject parcel.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no proposed transportation, public services or utility impacts. Upon development of the site, however, a net reduction in Average Daily and Peak PM vehicular trips would be realized with 100% residential development following the zone change vs. partial commercial and partial residential development under the current zoning scenario. This would decrease vehicular trip demand on the surrounding transportation system. Please refer to the Trip Generation Assessment, as provided by Charbonneau Engineering, LLC, dated January 15, 2020 for more information.

Any proposed development on the subject parcel, regardless of zoning, will increase demand on public services and utilities. There might be a slight increase

in public service and utility demands with the rezone from commercial to residential. However, it is unknown what the degree of increase that might be.

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

As this is a non-project action and the application is for a Comprehensive Plan and Zone Change Annual Review, there are no proposed measures to address any potential increases in public service or utility demand. Upon development on the site, utilities will be installed and System Development Charges will be paid. Additionally, even though a reduction in Average Daily and PM Peak vehicular trips is anticipated with the zone change, Transportation Impact Fees will also be paid upon site development.

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 for a Comprehensive Plan and Zone Change Annual Review does not conflict with any local, state or federal laws or requirements for the protection of the environment.