



## DETERMINATION OF NON-SIGNIFICANCE

**Description of Proposal:** **CPZ2020-000009 Hidden Glen** – The proposal requests the county to amend the comprehensive plan and zoning on six parcel with a total of 7.33 acres from Commercial (Community Commercial) to Office Residential (OR -22).

**Proponent:** Waverly Homes, Bob Rondeau

**Location of proposal, including street address, if any:** The parcel is located at approximately 3011 and 3205 NE 78<sup>th</sup> St, Vancouver, WA, 98665 (Parcels No. 97835030, 97835032, 97835040, 97835050, 986034150, and 144724000)

**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; 3<sup>rd</sup> 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 Clark County Permit Center 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.

**A. Background [HELP]**

1. Name of proposed project, if applicable:  
**Hidden Glen 78<sup>th</sup> Street Annual Review**
2. Name of applicant:  
**Waverly Homes, LLC**  
**Attn: Bob Rondeau**
3. Address and phone number of applicant and contact person:  
**3205 NE 78<sup>th</sup> Street Suite 10**  
**Vancouver, WA 98665**  
**Phone (360) 904-1611**  
**rs.rondeau@gmail.com**
4. Date checklist prepared:  
**January 04, 2020**
5. Agency requesting checklist:  
**Clark County**
6. Proposed timing or schedule (including phasing, if applicable):  
**The project is scheduled for construction in 2021-2023.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**In the future, a formal site plan application will be submitted to construct apartments and office uses.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**The project will be designed and developed in accordance with state and local requirements for stormwater management, erosion control and any other environmental standards.**
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.

**Comprehensive Plan and Zone Change.**

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.)

**This project proposes a comprehensive plan and zone change from CC (Community Commercial) to OR-22 (Office Residential). In the future, apartments and office uses, associated roads and urban infrastructure will be completed with this project.**

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 Hidden Glen 78<sup>th</sup> Street Annual Review includes parcels 097835-030, 097835-032, 097835-040, 097835-050, 986034-150, and 144724000. The site is approximately located at 3011 and 3205 NE 78<sup>th</sup> Street in Vancouver, 98665 in Vancouver, Clark County, WA**

**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)?

**15% to 25% as mapped on Clark County GIS.**

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.

**CvA (Cove Silty Clay Loam) on 36.6% of the site, HoB (Hillsboro Loam) on 58.6% of the site, Hoc (Hillsboro Loam) on 4.6% of the site, and OdB (Odne Silt Loam) on 0.2% 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.

**Grading will occur onsite for infrastructure development and apartment/office construction. Quantities are estimated at 50,000 cubic yards. The exact quantities will be based on final site plans and are unknown at this time.**

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

**Yes, soil could erode due to exposure to rain at the time of future development during construction but erosion control practices will be utilized to minimize impacts.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **up to 75%**

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

**Silt fence, inlet protection, mulching and seeding.**

## **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.

**During future development after additional SEPA review, construction equipment will emit exhaust. Air may get dusty during construction. Erosion control practices will be utilized to minimize impacts.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **No.**

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

**None.**

## **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.

**There are wetlands on the site. There are Oregon White Oaks which will be preserved on the site. Wetlands and other critical areas will not be effected by this proposal.**

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.

**N/A**

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.

**Groundwater will not be withdrawn. Stormwater will be treated and infiltrated into the ground using bioretention and/or other approved BMP's. Water may also be detained then released at predeveloped rates in accordance with county and state codes. Quantity varies depending on rainfall.**

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.

**Infiltration is proposed for the stormwater from the future project to the maximum extent feasible. Bioretention or other approved BMP's will be used to treat the contaminated runoff and then it will be infiltrated on-site or released at predeveloped rates. Water may also be released at predeveloped rates in accordance with county and state codes.**

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:

**The stormwater systems will be designed to collect, convey, treat, detain, and infiltrate and release stormwater runoff at pre-developed rates from the developed site.**

#### 4. **Plants** [help]

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

deciduous tree: alder, **maple**, aspen, **oak**, **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?

**Grass, trees and shrubs will be removed for roadways, future office building and apartment construction.**

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

**None known. Protected Oregon White Oaks are present on the site.**

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

**The site will be fully landscaped prior to occupancy of the future development; consistent with Clark County standards. Native plants will be used when and where appropriate.**

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

**None known**

**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**:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

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

**None**

- 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. The flyway stretches from Alaska to Mexico and from the Pacific Ocean to the Rocky Mountains.**

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

**Landscape plantings, rain garden plantings and opens space tracts will provide food and cover for small mammals, birds, insects, animals and soil organisms.**

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

**None known.**

**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.

**Natural gas and electricity will be used for all energy needs regardless of use.**

- 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:

**Future development will comply with state building and energy codes. They will incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.**

## 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.

**Fire, Police and Ambulance**

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

**Public sewer and water will serve the site.**

### b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The site is bordered by busy roads.**

**Background noise will be ongoing.**

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.

**Short-term 7am – 7pm construction noise; long-term noise will be associated with office and residential uses.**

- 3) Proposed measures to reduce or control noise impacts, if any:  
**Construction noise will be limited to allowed hours.**

**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 has an existing business located in the northeastern portion of the site. The parcels to the north are zoned R-22 and Community Commercial. The parcels to the east and west are zoned Community Commercial. Parcels to the south are zoned R-18. NE 78<sup>th</sup> Street borders the project on the north side and NE 30<sup>th</sup> Avenue borders the west side.**

- 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.**

- 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.

**An existing office building is located in the northeastern portion of the site.**

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

**No.**

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

**CC – Community Commercial**

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

**C - Commercial**

- 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.

**Wetlands and White Oaks exist on the site.**

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

**Approximately 200+/- people may reside or work in the apartments and office uses but this will depend on final design of a future project subject to an additional application.**

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

**None.**

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

**N/A**

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

**Access roadway improvements and sidewalks will be provided through the site for pedestrian and vehicle circulation. Aligning proposed roadways with future development. Providing landscape buffers and setbacks from adjacent properties with similar or different land uses/zoning 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.

**No housing is proposed at this time. Future site plans may provide medium density housing.**

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?

**Unknown at this time. To be determined when project proposed in a future application.**

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

**It is anticipated that no large vistas or views will be altered with this project.**

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

**Adding landscape buffers to screen site from adjacent properties. Construction of aesthetically pleasing buildings with some unique architecture and upgraded finishes. Open space tract along the southern boundary to be preserved.**

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

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

**The buildings, pathways, roads and parking areas will be lighted at night. All lighting will be designed to minimize glare.**

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?

**None known**

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

**Proper orientation and shading of light sources.**

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

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

**Luke Jensen Sports Park is to the northeast. The Padden Trail is to the east.**

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:

**Uses will be subject to school and park impact fees which will help in the future development of parks and recreation facilities.**

### **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.

**None known.**

- 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 known.**

- 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.

**N/A**

- 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.

**N/A**

#### **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.

**The proposed project will take access from the existing 78<sup>th</sup> Street along the northern boundary and the existing NE 30<sup>th</sup> Avenue on the western boundary of the site. Internal roadways and parking will be constructed on-site to serve the proposed apartments/office uses.**

- 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?

**C-TRAN Route #78 runs along NE 78<sup>th</sup> Street.**

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

**No parking spaces are proposed at this time. Future site plans will provide required parking spaces. No parking spaces will 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).

**The proposed project will take access from the existing 78<sup>th</sup> Street along the northern boundary and the existing NE 30<sup>th</sup> Avenue on the western boundary of the site. Internal roadways and parking will be constructed on-site to serve the proposed apartments/office uses.**

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?

**In the future, it is estimated the site will generate approximately 39 total am peak trips and 43 total pm peak trips. The site will generate approximately 460 total average daily trips.**

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:

**Traffic impact fees will be calculated at the time of building permit issuance.**

#### **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.

**The apartments and/or offices will require all public services and they are all available to serve the site.**

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

**Future development of the site will pay school, park and transportation impact fees as necessary.**

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

a. Circle utilities currently available at the site:

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

**Electricity, natural gas, water, telephone, sanitary sewer and refuse service.**

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Water: Clark Public Utilities**

**Sewer: Clark Regional Waste Water District**  
**Telephone: Qwest or Comcast**  
**Electricity: Clark Public Utilities**  
**Gas: NW Natural Gas**

**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: Samuel E. Moss

Name of signee Samuel Moss

Position and Agency/Organization Land use planner / SGA Engineering

Date Submitted: 02/10/2020

**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?

**This proposal will not discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances. Future development may increase noise and traffic through the development of office and residential uses.**

Proposed measures to avoid or reduce such increases are:

**None at this time with the rezoning work. Future development of the site may increase noise in the area with associated with office and residential uses which can be mitigated with general construction practices including, but not limited to, buffering and screening.**

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

**This proposal will not affect protected plants, animals, fish, or marine life. Future development of the site will require the removal of vegetation for the construction of apartments and office uses.**

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

**None at this time. Future development will preserve open spaces which include white oaks and wetlands and wetland buffers to provide habitat for native plants and animals.**

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

**This proposal will not deplete energy or natural resources. Future development of the site will require the use of energy and natural resources to construct and maintain office and residential uses.**

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

**None at this time. Future development will comply with state building and energy codes. They will incorporate sustainable building design features like passive solar heating through the use of certain building materials and strategic placement of windows and openings. Utilize efficient building designs to maximize building materials and minimize waste.**

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?

**This proposal will not effect environmentally sensitive areas on-site. Future site plans will avoid critical areas or mitigate for any impacts created.**

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

**Future avoidance, minimization and mitigation as necessary.**

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 not affect shoreline use. The proposal will change the land uses allowed for the subject property, which uses can be compatible with the surrounding area.**

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

**None at this time. All future development will comply with local, state, or federal laws or requirements for land use and the protection of the environment.**

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

**This proposal will not increase demands on transportation or public services and utilities. In the future, apartments/office uses may be constructed on the site which will increase demands on transportation or public services and utilities.**

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

**This project and/or future developments will pay impact fees and construct any necessary infrastructure to mitigate for any future increase in demand.**

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

**This proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.**