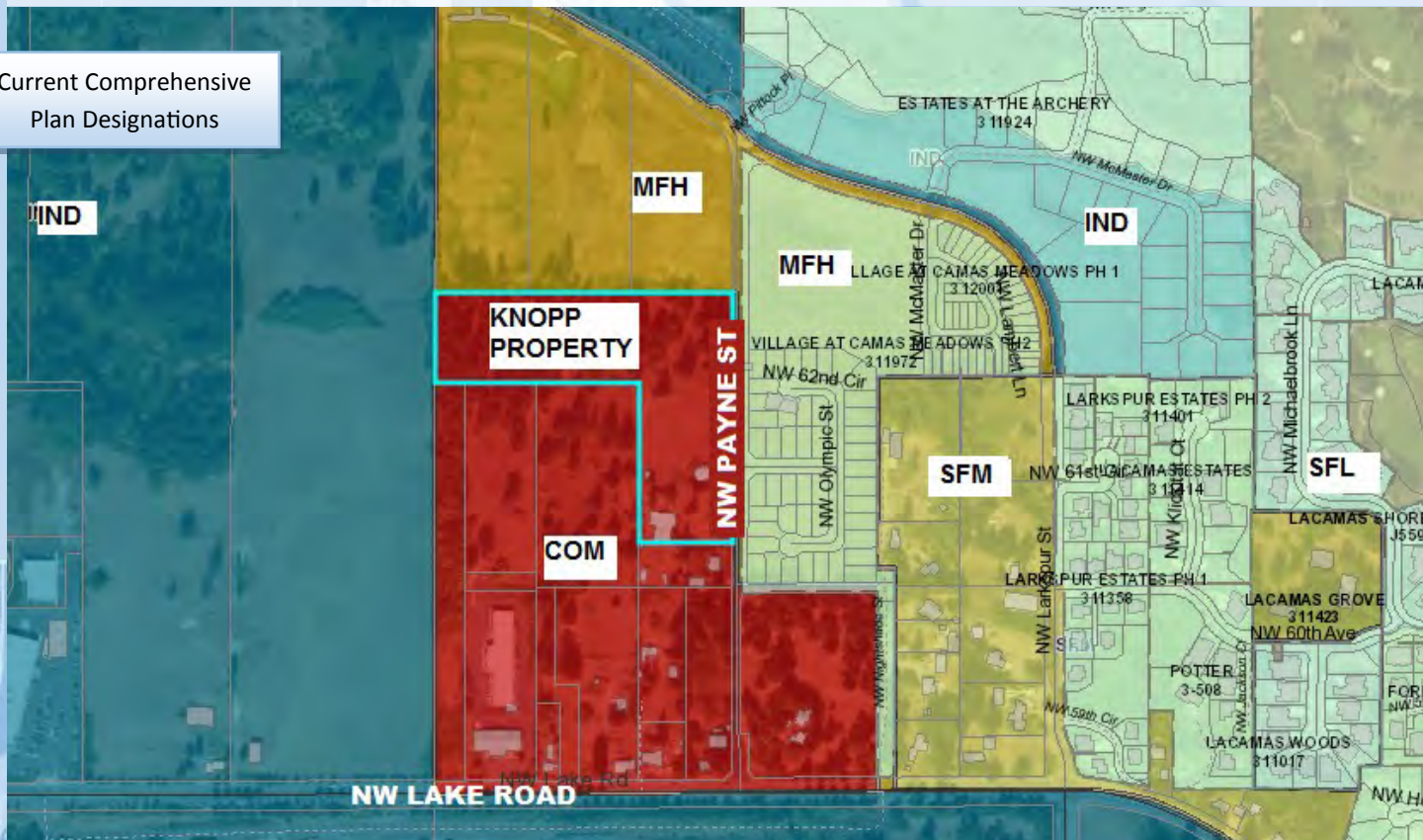


Annual Comprehensive Plan Amendments

Application: Knopp Property (File #CPA19-03)

Current Comprehensive Plan Designations



Dear Resident, What could change?

The city is undertaking an annual review of the comprehensive plan and map. These planning documents are used to coordinate new development. Public meetings will be held over the next few months and your **early** comments are appreciated and welcome!

This year's proposals were submitted by both private property owners and city staff. You are receiving this letter because one of the proposals is near your property or may affect your property.

The applicant is proposing to amend their property to Multifamily (MF) from Commercial (COM). Full details can be found on the city's website*.

You may contact project staff, Sarah Fox, Senior Planner, as follows:

Phone360.817.7269

Emailcommunitydevelopment@cityofcamas.us

***Website** www.cityofcamas.us/2019CPA

The proposal would change the underlying comprehensive plan designation from "Commercial" (COM) to "Multifamily High" (MFH). The zoning designation would be "Multi-family-18" (MF-18). In brief, this means that a new development could include up to 18 residential units per net acre. **For developed parcels**, this means that the standards such as structure setbacks for expanding or adding new structures will change.

MF-18 Standards: Minimum lot sizes of 2,100 and setbacks at front yards (10'); side (3'); and rear (10')

Land uses: The city must also review what land uses (e.g. offices, restaurants, apartments, warehouse) are allowed in the newly zoned area. There must be an analysis of the affect of that change.

Please review the city's rules (Camas Municipal Code) online at the following:

- ◇ Chapter 18.07 Uses
- ◇ Chapter 18.09 Dimensions
- ◇ Chapter 18.51 Comprehensive Plan Amendments

Website https://library.municode.com/wa/camas/codes/code_of_ordinances



Community Development Department | Planning
 616 NE Fourth Avenue | Camas, WA 98607
 (360) 817-1568
communitydevelopment@cityofcamas.us

General Application Form

Case Number:

Applicant Information

Applicant/Contact: Armand Resto-Spotts Phone: (360) 567-3900

Address: 1499 SE Tech Center Place, Suite 380 armand.resto-spotts@jordanramis.com

Street Address	E-mail Address
Vancouver	WA 98683
City	State ZIP Code

Property Information

Property Address: 6201 NW Payne Street Clark 175963000

Street Address	County Assessor # / Parcel #
Camas	WA 98607
City	State ZIP Code

Zoning District RC Site Size 6 acres

Description of Project

Brief description:
Comp plan amendment and rezone

Are you requesting a consolidated review per CMC 18.55.020(B)? YES NO

Permits Requested: Type I Type II Type III Type IV, BOA, Other

Property Owner or Contract Purchaser

Owner's Name: Knopp Gary Phone: () contact applicant

Last First

6201 NW Payne Street

Street Address	Apartment/Unit #
Camas	WA 98607
City	State Zip

E mail Address: contact applicant

Signature

I authorize the applicant to make this application. Further, I grant permission for city staff to conduct site inspections of the property.

Signature:  Date: 1-30-19

Note: If multiple property owners are party to the application, an additional application form must be signed by each owner. If it is impractical to obtain a property owner signature, then a letter of authorization from the owner is required.

Date Submitted:	Pre-Application Date:	<input type="checkbox"/> Electronic Copy Submitted	Validation of Fees
Staff:	Related Cases #		



1499 SE Tech Center Place, Ste. 380
Vancouver, WA 98683

Tel. (360) 567-3900
Fax (360) 567-3901

www.jordanramis.com

Armand Resto-Spotts
armand.resto-spotts@jordanramis.com
Direct Dial: (360) 567-3917

March 27, 2019

VIA EMAIL AND U.S. MAIL
SFOX@CITYOFCAMAS.US

Sarah Fox
Senior Planner
City of Camas Community Development
616 NE 4th Avenue
Camas, WA 98607

Re: ***Amended Comprehensive Plan Amendment Request (#CPA19-03)***

Dear Sarah Fox:

Please find attached an Amended Narrative and Amended SEPA Checklist for the #CPA19-03 comprehensive plan amendment request. Applicant has modified his proposed re-designation from Commercial to Multifamily to apply to his entire property, as discussed and supplemented further in the attached application documents.

Please contact me if you need any additional documents for this amendment.

Very truly yours,

JORDAN RAMIS PC

A handwritten signature in black ink, appearing to read "Armand Resto-Spotts", is written over the typed name.

Armand Resto-Spotts

Attachments

Amended Narrative

Knopp – Comprehensive Plan Amendment

Amended Narrative

AMENDED NARRATIVE

On January 30, 2019, Applicant, Gary Knopp, by and through his representative Jordan Ramis PC (James Howsley and Armand Resto-Spotts), submitted an application for a comprehensive plan amendment and rezone for his property, located at 6201 NW Payne St., Camas, WA 98607 (Parcel No. 175963000) ("Property"). Following initial response from City staff, Applicant submitted a revised application in February 2019 to correct certain acknowledgements and SEPA form discrepancies.

Applicant's original request proposed to comprehensive plan amendment for a portion of his property from Commercial to Multifamily. At the pre-application conference, City staff notified the Applicant that a split zone on a property is not permitted within the City, and recommended that the Applicant proceed with a short plat proposal, if Applicant indeed wished to divide his property between two different zones and comprehensive plan designations. Applicant submitted a pre-application request for the short plat, and met with City staff in March 2019.

At the short plat pre-application conference, and in conversations following that meeting, staff expressed some concerns with proceeding with a short plat application concurrently with the comprehensive plan amendment request, specifically that it will be difficult to obtain a final decision on the short plat before the conclusion of the comprehensive plan amendment process. City staff expressed a desire to have finality on the short plat decision before issuing a recommendation or having City Council vote on the comprehensive plan amendment proposal.

Accordingly, after speaking with City staff, Applicant elects to modify its comprehensive plan amendment request to apply the proposed re-designation from Commercial to Multifamily for the entire Property. This Amended Narrative and Amended SEPA Checklist reflect this changed proposal. The application materials previously submitted can still be used by the City for reference, but any applicable document or reference to a proposal for changing the comprehensive plan designation and zone for only a portion of the Knopp Property should now be considered moot. Nonetheless, as discussed in this Amended Narrative, the reasons for re-designating a portion of the Property apply equally to re-designating the entirety of the Property.

Amended Request. Applicant seeks to amend the comprehensive plan designation for his Property from Commercial to Multifamily. This change will allow for a better use of this land, given the surrounding multifamily properties and unique topographical characteristics of the Property.

Pre-application Conference. The Applicant met with County staff in a pre-application conference on December 20, 2018. The Applicant has incorporated staff's suggestions and comments into this application.

Surrounding Area. The Property is zoned Regional Commercial, with a Commercial comprehensive plan designation. The properties located directly to the south are also Commercial/Regional Commercial properties. The properties to the west are Light Industrial/Business Park properties. To the north and east, the Property is surrounded by Multifamily/R-18 properties. Further east, there is additional single family residential land. *See* Exhibit B, Comprehensive Plan and Zoning Map.

Criteria for Amendment. Camas Municipal Code ("CMC") 18.51.010 requires an applicant to demonstrate specific enumerated criteria for its request for comprehensive plan amendment.¹

First, as stated above, the Applicant requests a comprehensive plan amendment for his Property from Commercial to Multifamily in order to facilitate a higher, better use of the Property, consistent with surrounding properties and within the topographical and geographic limitations of the Property. CMC 18.51.010(A).

Second, there are limited impacts associated with this proposed change. The proposed change from Commercial to Multifamily will not increase any associated impacts, since Commercial uses may facilitate a more intense use of the land (i.e., more ground disturbance, stormwater) and more infrastructure in this area (e.g., traffic, noise). The Multifamily designation would not increase or create any new stress on the area, since multifamily uses already exist in the immediate vicinity. CMC 18.51.010(B). Moreover, the slopes on the upper portion of the Property are more conducive to a Multifamily use than Commercial development, which would be severely constrained on that site.

Third, the Comprehensive Plan policies support this proposed change. CMC 18.51.010(C). In accordance with the Citywide Land Use Policies, the City seeks to encourage a mix of commercial and residential lands (LU-1.1) and maintain compatibility with the surrounding built and natural environments (LU-1.3). LU-1.5 further supports development that makes efficient use of land. This Property has unique geographic and topographical characteristics (slopes) on the north side, making any commercial use highly unlikely for this area. Consistent with the surrounding area, a Multifamily designation would be a better use of that sloped-portion.

In the City's Housing Element, the City supports residential development that minimizes impervious areas and site grading to retain natural contours of land, and supports landscape practices that store and filter runoff from development (H-1.2). Any future development proposal for residential use would be more compatible with this land, which is heavily sloped, than a commercial use. The residential uses, especially multifamily, can incorporate open space and other park or trail elements in this sloped piece of land, as opposed to any commercial development that would require significant grading, ground disturbance, parking, and other associated traffic impacts.

¹ The Applicant's Amended SEPA checklist (18.51.010(H)) is submitted separately with this application.

Along these lines, the City encourages limited grading, clearing, and soil disturbance activities outside of building footprints, in order to maintain the natural hydrologic functions of a site (NE-1.7), and supports land use and development that protects the natural topographic, geologic, and hydrologic features, including soil stability and natural drainage systems (NE-2.4 and NE-2.5). The portion proposed for re-designation is heavily sloped, making commercial development not only unrealistic, but impractical. Further, commercial development would not promote natural hydrologic features, since most commercial development cannot be built and maintained on sloped property. By contrast, residential developments can accommodate for sloped property and can utilize unique geographic and topographic conditions like this as open space or trail elements for the respective subdivision or development. The Applicant's proposal fulfills and is consistent with many of the City's Comprehensive Plan goals and policies.

Finally, the Applicant does not anticipate any changes to the city's functional plans for water, sewer, stormwater, shoreline, or capital facilities plans. CMA 18.51.010(E), (F). Similarly, the Applicant does not anticipate any change to City or County codes or other regulations. CMC 18.51.010(G). In fact, this area is better suited for multifamily development, which under Code, is intended to "provide for dwellings . . . adjacent to parks" and act as a "transition between commercial and residential zones." CMC 18.05.040(G). The Property has a significant trail systems nearby (Lacamas Lake and Grass Valley Park), and a Multifamily designation on the Property would continue to serve as an appropriate transition from the northern and eastern multifamily developments to the industrial lands to the west.

Parks. As mentioned above, the Property is located near Grass Valley Park and Lacamas Lake (and trail). The proposed re-designation of the Property to Multifamily would not significantly increase demand for the parks or trails nearby because of the minor acreage proposed for re-designation. In fact, the proposed re-designation of the Property comports with the City's Park System Concept. *See* Parks, Recreation, and Open Space Comprehensive Plan Update. Specifically, proposed neighborhood park (NP-1) and proposed trails near the Camas Meadows Golf Course make this location an ideal spot for trail connection and development. *See* Parks Plan, 3.2 Neighborhood Park Recommendations and Park System Concept map. Proposed Park NP-1 is proposed to serve a residential area "unserved by existing parks," and that the site, once acquired, should be "master planned, and then developed to serve the growing residential population in the area." The Property is ideal for this type of potential use. As currently designated, the Commercial use would not be viable for trail and recreational purposes. However, again, with a Multifamily designation, the Property could be used as open space for adjacent or on-site development in the future, authorizing trail and park development nearby.

Water and Sewer. The Property is currently served by the Camas water and sewer district. This proposed re-designation to Multifamily will not significantly increase water or sewer usage, or necessitate any respective improvements to the facilities. At the time of any future development proposal, which is not known to the applicant at this time, the need for improvements can be reassessed.

Amended SEPA



SEPA ENVIRONMENTAL CHECKLIST **UPDATED 2016**

Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

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

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

A. BACKGROUND

1. Name of proposed project, if applicable: **Knopp Comprehensive Plan Amendment (2019)**



2. Name of applicant: **Jordan Ramis PC, attorneys James Howsley and Armand Resto-Spotts,
on behalf of Gary Knopp**
3. Address and phone number of applicant and contact person: **Jordan Ramis PC, 1499 SE Tech
Center Pl, Suite 380, Vancouver, WA 98683**
4. Date checklist prepared: **Submitted January 31, 2019; Amended March 25, 2019**
5. Agency requesting checklist: **City of Camas**
6. Proposed timing or schedule (including phasing, if applicable): **Annual Review**
7. Do you have any plans for future additions, expansion, or further activity related to or
connected with this proposal? If yes, explain. **N/A at this time.**
8. List any environmental information you know about that has been prepared, or will be
prepared, directly related to this proposal. **Identified critical areas based on
Clark County GIS for parcel numbers 175963000**
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. **Not known.**
10. List any government approvals or permits that will be needed for your proposal, if known.
N/A known or anticipated at this time beyond the annual review request.
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.)
**Application seeks approval of a comprehensive plan amendment and zone change
from Commercial (Regional Commercial, RC) to Multifamily (R1-18) for the subject
property.**
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: 6201 NW Payne St, Camas, WA 98607.

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)? **>15% slopes on north portion of property.**

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.

Non-Hydric – HcB, HcD

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. **Not known.**

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

Unlikely, but not known.

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

Percentage not known at this time.

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

Best management practices and standard erosion control measures.

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. **N/A**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Any conditions that may be imposed during later development process (not known at time).

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.

N/A

- 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. **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.

City of Camas Water District.



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.

City of Camas Sewer District

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.

Specific stormwater plans to be provided upon approval of application; exact development plans are not known at this time.

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

Not known, but not anticipated with any future development plans.

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:

Any conditions of development approval at later date; best management practices.

4. Plants

a. Check the types of vegetation found on the site: (Based on preliminary site evaluation; consistent with prior application)

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

Unknown specific species.

- b. What kind and amount of vegetation will be removed or altered? **Not known at this time.**
- c. List threatened and endangered species known to be on or near the site. **Not any known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Will be determined at future development (as necessary). Not known at this time.**
- e. List all noxious weeds and invasive species known to be on or near the site. **N/A (not known).**

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:

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

Not known

- f. List any threatened and endangered species known to be on or near the site. **Not known.**
- g. Is the site part of a migration route? If so, explain. **Not Known.**
- d. Proposed measures to preserve or enhance wildlife, if any:

To be determined with future development proposal (as necessary). Not known at this time.

e. List any invasive animal species known to be on or near the site. **Not 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.

To be determined with future development proposal. Not known at this time.

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:

To be determined with future development proposal.

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.

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

Not 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. **Not 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.

Not known.

4) Describe special emergency services that might be required.

Not known (but may be determined with future development proposal, as necessary)

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

Not known.

b. Noise

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

Basic traffic for any future development project (e.g., residential).

- 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.

Other than traditional noise associated with future development projects (e.g., residential construction), more specific noise impacts may be assessed/reviewed and mitigated at future development proposal review (as necessary).

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

To be determined at time of future development proposal (as necessary).

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.

Current use of site is Regional Commercial; single family residence on site. No impact on nearby properties is anticipated with this amendment.

- 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?

None anticipated.

- 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:

Not known; no such impacts anticipated.

- c. Describe any structures on the site. **Single-family residence.**

- d. Will any structures be demolished? If so, what? **Not anticipated.**



- e. What is the current zoning classification of the site? **Regional Commercial**
- f. What is the current comprehensive plan designation of the site? **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.

>15% slopes on north portion of property.

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

Not known at this time.

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

N/A

- 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:

Land use review with staff through Annual Review application process.

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

Properties are designated as Commercial under Comprehensive Plan, with Regional Commercial zoning. This request for a change to Multifamily with R1-18 zoning would not have a greater impact on agricultural lands than current designation and zoning. At time of future development, conditions and review may address any necessary mitigation measures.

9. Housing

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

Not known at this time.

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

Not known.

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



Not known at this time. To be determined with future development proposal.

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?

Not known at this time.

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

N/A

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

To be determined with future development proposal.

11. Light and Glare

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

Not known at this time; not anticipated.

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

Not anticipated.

- 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:

To be determined with future development proposal.

12. Recreation

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

Grass Valley Park; Lacamas Lake and trails

- 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:

To be determined with future development proposal.

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.

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.

To be determined with future development proposal (archaeological assessment). Clark County property information indicates that property has medium-high probability of archaeological resources.

- 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.

To be determined with future development proposal (archaeological assessment)

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.

Site is located along the west side of NW Payne St, between NW Lake Road and NW Camas Meadows Dr.

- 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 stop on 192nd and Mill Plain, approximately 1.25 miles away.

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

Not known at this time.

- 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).

Not known at this time.

- 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?

Not known. Any future development application will include traffic study analyzing specific impacts of proposal at time.

- 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.

Not anticipated.

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

Decrease in trips generated by proposed comprehensive plan amendment change will significantly reduce traffic impacts for any future development build out. Additional measures to be determined at time of future development proposal.

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.

Not known at this time.

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

To be determined with future development proposal.

16. Utilities

a. Circle utilities currently available at the site:

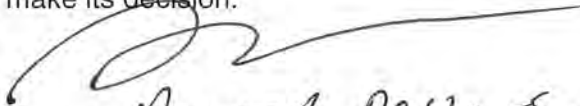
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other

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.

Not known at this time.

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 Armand Resto Spotts
Position and Agency/Organization Applicant/property owner representative
Date Submitted: 3/27/19



D. Supplemental sheet for nonproject actions

(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?

If requested comprehensive amendment is approved, applicant or future owner may apply for residential development proposal. Not known at this time. Sewer system would accommodate residential discharges, stormwater management plans incorporated in design and approval. Standard noise associated with residences.

Proposed measures to avoid or reduce such increases are:

To be implemented and determined with future development proposal.

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

Impacts to plants and animals that normally result from single family residential development would result either through business park development (as currently authorized), or through proposed designation into single family zone. Critical areas and vegetative analysis and mitigation provisions would be incorporated into project development applications, if plan designation is approved.

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

To be implemented and determined with future development proposal.

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

No depletion anticipated beyond normal use of residential development.

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



To be implemented and determined with future development proposal.

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?

Impacts to environmentally sensitive areas that normally result from site development would result if there is multifamily development. Critical area analysis and evaluation for other protected status would be completed and mitigation measures would be incorporated into project development application.

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

To be implemented and determined with future development proposal.

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?

Not anticipated.

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

To be implemented and determined with future development proposal.

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

See Answer 14(e) above.

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

To be implemented and determined with future development proposal.

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

Not anticipated.