I. DESCRIPTION OF PROPOSAL
The applicant proposes to amend the Comprehensive Plan Map to change the designation of a portion of the subject property from Light Industrial to Highway Commercial. Concurrent with this proposal is a request to rezone the same portion of the property from Light Industrial (I-1) to Highway Commercial (C-2). The applicant is proposing to rezone the north most 3.4 acres of the 26.9 acre site.

No specific commercial use is proposed at this time. However, possible uses include highway commercial oriented uses such as a convenience store and gas station, restaurants, and/or other retail outlets.

II. LOCATION OF PROPOSED DEVELOPMENT
The subject property is a vacant unaddressed property located on the east side of Schurman Way just south of Dike Access Road. The 3.4 acres proposed to be rezoned make up the northern portion of the parcel. The subject site is in the southwest ¼ of Section 12, Township 5 North, Range 1 West, Willamette Meridian, Cowlitz County, Washington.

III. LEAD AGENCY:
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 by contacting the responsible official.

This DNS is issued under WAC 197-11-340; the lead agency will not act on this proposal for 14 days from the date below. Comment must be submitted by 5 PM September 26, 2012.

**Responsible official:**
City of Woodland  
Building and Planning Department  
c/o Carolyn Johnson  
230 Davidson Ave., PO Box 9  
Woodland, WA 98674

Email: johnsonc@ci.woodland.wa.us  
Fax: 360-225-7336

Date: September 12, 2012  
Signature: 

Any person may appeal this threshold determination in accordance with WMC 15.04.225 and then by filing such appeal in writing with the Clerk-Treasurer for the City of Woodland, WA, for service to the SEPA responsible official within fourteen (14) calendar days of the SEPA determination being final or by October 10, 2012 (WAC 197-11-680(3)(vii)).

**Appeals must be submitted no later than 5:00 P.M. on October 10, 2012.**

Published in *The Reflector*: September 12, 2012

Exhibits:
1. Vicinity Map  
2. SEPA Distribution List  
3. SEPA Checklist

cc:
Mark Fleischauer, Liberty Evans LLC  
Skip Upling  
Property owners within 300 feet  
Those who commented on NOA (Darlene Johnson, Dave Lester, Judy Grant, Olympic Pipeline, Port of Woodland, WSDOT)

Planning Commission  
Department Heads  
Mayor  
City Council  
Post Site (2)  
City Website  
The Reflector, September 12, 2012 Edition
Disclaimer: The City of Woodland, WA, assumes no legal liability or responsibility for accuracy and completeness of this map. This map is to be used as a reference tool only. It is not a survey and the property and lines are not to be construed as being accurate.
Distribution List for

DETERMINATION OF NON-SIGNIFICANCE (MDNS)

Date of Issuance: September 12, 2012
Lead Agency: City of Woodland, WA
Project Title: Liberty Evans LLC Comprehensive Plan Map Amendment and Rezone
Land Use Application No.: 212-914/CPMC/ZMC/SEPA

Burlington Northern, PPTY Tax Department, 2500 Lou Menk Drive, Fort Worth, TX  76131-2828
Comcast Cable, ATTN Ryan Hennessey P.O. Box 998, Longview, WA 98632
Cowlitz County Health Department, 1952 Ninth Avenue, Longview, WA  98632-4045, hiltsm@co.cowlitz.wa.us
Cowlitz Indian Tribe Permit Review @ permitreview@cowlitz.org
Dave Burlingame, Cowlitz Indian Tribe, PO Box 2547, Longview, WA 98632, culture@cowlitz.org
David F. Dietzman, DNR SEPA Center, P.O. Box 47015, Olympia, WA 98504-7015
Department of Fish & Wildlife, 2108 Grand Blvd., Vancouver, WA 98661
Department of Health, Office of Program Services, P.O. Box 47280, Olympia, WA 98504-7820
Gordon Franklin, Dept of Natural Resources Conservation Services, 2125 8th Avenue, Longview, WA 98632
Gretchen Kaehler, Dept. of Archaeology and Historic Preservation, PO Box 48343, Olympia, WA 98504-8343. Gretchen.Kaehler@dahp.wa.gov
Jeff Barsness, WA State Department of Transportation, Engineering Services, P.O. Box 1709, Vancouver, WA 98668, barsnej@wsdot.wa.gov
Jennifer Keene, Cowlitz Wahkiakum Council of Governments, 207 Fourth Avenue North, Kelso, WA 98626, jkeene@cwcog.org
Jennifer Kelly, Pacific Corp., Hydro Resources Department, 825 NE Multnomah, Ste. 1500, Portland, OR 97232
Ken Burgstahler, WSDOT, Highway Division, burgstk@wsdot.wa.gov
Kent Cash, Cowlitz County Public Works, 207 Fourth Avenue North, Kelso, WA 98626, cashk@co.cowlitz.wa.us
Kevin Gray, Clark County Environmental Services, P.O. Box 9810, Vancouver, WA 98666 kevin.gray@clark.wa.gov
Lower Columbia Fish Recovery Board, 2127 8th Avenue, Longview, WA 98632, SEPAdesk@dfw.wa.gov
Mike Roswell, Washington Utilities and Transportation Commission, P.O. Box 47250, Olympia, WA 98504-7250
Mike Wojtowicz, Cowlitz County Department of Building & Planning, 207 Fourth Avenue North, Kelso, WA 98626. wojtowiczm@co.cowlitz.wa.us
Nelson Holmberg, Port of Woodland, P.O. Box 87, Woodland, WA 98674, nholmberg@portofwoodland.com
Review Team, Growth Management Services, Dept. of Commerce, reviewteam@commerce.wa.gov (P.O. Box 42525, Olympia, WA 98504)
Right-of-Way Department, Cowlitz PUD, 961 12th Avenue, Box No. 3007, Longview, WA 98632
Robert Hubenthal, DSHS, Lands and Building Division, PO Box 45848, Olympia, WA 98504-5848
Robert King, Energy Facility Site Evaluation Council, PO Box 43172, Olympia, WA 98504-3172, robert.king@commerce.wa.gov
Russ Hovey, Land Manager, Department of Natural Resources, P.O. Box 280, Castle Rock, WA 98611-0280
Steve Harvey, Cowlitz-Wahkiakum Council of Governments, 207 Fourth Avenue N., Kelso, WA 98626, steve.harvey@cwcog.org
Ted Sprague, Cowlitz County EDC, P.O. Box 1278, 1452 Hudson Street, Ste 208, Longview, WA 98632, sprague@cowlitzedc.com
Scot Walstra, Cowlitz County EDC, walstra@cowlitzedc.com
Tegan Steen, Woodland School District, steent@woodlanschools.org 800 Third Street, Woodland, WA 98674
Terry McLaughlin, Cowlitz County Assessor, 207 Fourth Avenue North, Kelso, WA 98626 mclaughlint@co.cowlitz.wa.us
Holly Williamson, Field Project Coordinator, PB Olympic Pipeline, 2319 Lind Ave SW, Renton, WA 98055, holly.williamson@pb.com
George Fornes, Priority Habitats and Species Biologist, Washington Dept. of Fish and Wildlife, 2108 Grand Blvd., Vancouver, WA 98661, (360) 906-6731, George.Fornes@dfw.wa.gov
Tina Hallock, Southwest Clean Air Agency, 11815 NE 99th Street, Suite 1294, Vancouver, WA 98682-2454 tina@swcleanair.org
Tom Wilson, Cascade Natural Gas, PO Box 1197, Longview, WA 98632 tom.wilson@cngc.com
U.S. Army C.O.E., Regulatory Branch, P.O. Box 3755, Seattle, WA 98124-2255
CITY OF WOODLAND
SEPA ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

   Liberty Evans Comprehensive Plan Map Amendment and Rezone

2. Name of applicant:

   Liberty Evans LLC

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

   Applicant: Liberty Evans LLC
   C/O Mark Fleischauer
   2311 East First St.
   Vancouver, WA 98661
   360.759.3307

   Contact: Skip Urling
   Urling Planning Associates LLC
   PO Box 1213
   Longview, WA 98632
   360.431.5117

4. Date checklist prepared:

   June 7, 2012

5. Agency requiring checklist:

   City of Woodland

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

   Fall/Winter 2012/13

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

   Marketing the property for future development of commercial uses.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Liberty Evans Rezone—Traffic Analysis, Transpogroup, June 12, 2012

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:

No.

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

Planning Commission and City Council approval of the comprehensive plan map amendment and rezone

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.

The proposal is to amend the City of Woodland Comprehensive Plan Map and concurrently rezone approximately 3.4 acres from Light Industrial to Highway Commercial.

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 large area, provide the 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 subject property is located at the southeast quadrant of the intersection of Schurman Way and Dike Access Road, in the southwest ¼ of Section 12, Township 5 North, Range 1 West, WM.
B. ENVIRONMENTAL ELEMENTS

1. Earth

   a) General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

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

      The site was preloaded with clean fill material +/- 15 years ago. The slopes of the fill edges is approximately 50 percent.

   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 prime farm land.

      Clato silt loam and Newberg fine sandy loam.

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

      No.

   e) Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

      Fill has been on site for approximately 15 years. No additional fill is proposed with this application.

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

      Not applicable as part of this non-project action.
g) About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

A site development plan has not yet been prepared, but one could expect as much as 80 percent of the site being improved with impervious surfaces, with the remainder developed for stormwater facilities and landscaping.

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

Not applicable as part of this proposal. Ultimately, appropriate erosion control measures, such as silt fencing, straw bales, rocked entrances, etc. will be used during development of the site.

2. Air

a) What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

None.

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

a) Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, salt water, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

A wetland is mapped by the National Wetland Inventory on the adjacent parcel to the east.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, 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 indicate the area of the site which 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:**

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

*It is possible that stormwater runoff will be infiltrated on site when development occurs.*

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 storm water):

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.

*It is possible that stormwater runoff from the developed site will be conveyed to an on-site infiltration system.*

2) Could waste materials enter ground of surface waters? If so, generally describe.
Not applicable.

d) Proposed measures to reduce or control surface, ground and run-off water impacts, if any:

Surface, ground and runoff water control measures will be included in the development designs for the site.

4. Plants

a) List types of vegetation found on the site:

   deciduous trees:

   evergreen trees:

   shrubs: black berries

   grass: yes

   pasture:

   crop or grain:

   wet soil plants:

   water plants: water lily, eelgrass, milfoil, other:

   other types of vegetation:

b) What kind and amount of vegetation will be removed or altered?

   No vegetation will be altered with this non-project action. It is likely that the grass and blackberries will be completely removed at the development stage.

c) List threatened or endangered species known to be on or near the site.
None are known.

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

Landscaping to city standards will be included in the design and development of the site.

5. Animals

a) List any birds and animals which have been observed on or near the site, or are known to be on or near the site:

birds: song birds, hawks

mammals: rodents

fish: none

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

None are known

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

Pacific Flyway

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

None.
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.

   Development plans for the site are not yet prepared. However, it is likely that electricity and perhaps natural gas will be used.

   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:

   Adherence to all building and energy codes.

7. **Environmental Health**

   a) Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe:

   No.

   1) Describe special emergency services that might be required.

   None.
2) Proposed measures to reduce or control environmental health hazards, if any:

None.

b) Noise

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

None.

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

No noise would be created by this proposal. At the development stage, noise would be generated by construction equipment and traffic. Long term noise would likely be limited to traffic.

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

None.

8. Land and Shoreline Use

a) What is the current use of the site and adjacent properties?

The subject property is undeveloped. Adjacent uses include other undeveloped land, commercial retail activities, and light industrial uses. A large retail development was recently completed to the north across Dike Access Road, smaller commercial developments are occurring to the west across Schurman Way, and the Woodland School District
recently passed a bond to construct a new high school to the north west.

b) Has the site been used for agriculture? If so, describe:

The subject property, like most of the adjacent parcels, was used for pasturing livestock and raising hay prior to annexation and installation of new roads and utilities.

c) Describe any structures on the site.

None.

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

Not applicable.

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

I-1, Light Industrial.

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

Light Industrial

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

Not applicable.

h) Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

i) Approximately how many people would reside or work in the completed project?
E.D Hovee and Associates estimates that 6 acres of commercially zoned property would result in approximately 190 employees; prorating that estimate for 3.4 acres yields approximately 107 employees. There will be no residents.

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

None.

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

None.

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

Future development will be required to acquire site plan approval from the city; the development design will meet the recently updated architectural and site design standards and all applicable city codes and standards in effect at that time.

9. Housing

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

Not applicable.

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

Not applicable.
c) Proposed measures to reduce or control housing impacts, if any:

None.

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 applicable.

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

Not applicable.

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

None.

11. Light and Glare

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

No light would be generated with this non-project action. Future development of the site for commercial uses would likely result in security lighting and parking lot illumination during evening hours.

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

Light impacts will be addressed during the development design phase, but all fixtures will be hooded and directed downward to avoid glare to neighboring properties.

12. Recreation

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

None.

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. Historical and Cultural Preservation

a) Are there any places or objects listed on, or proposed for, national, state or local preservation registers known to be on or next to the site? If so, generally describe.

None are known.

b) Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
None are known.

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

None.

14. Transportation

a) Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on-site plans, if any.

The subject property abuts Schurman Way, Dike Access Road is to the north and Interstate 5 is to the east.

b) Is site currently served by public transit?

No.

If not, what is the approximate distance to the nearest transit stop?

There is no transit service in Woodland.

c) How many parking spaces would the completed project have? How many would the project eliminate?

Designs for the development of the site have not yet been prepared.

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

While this proposal would not require any new roads, future development of the site for commercial activities would contribute to a need for a slip lane to bypass the
two roundabouts west of the freeway for traffic moving from Schurman Way to Interstate 5 southbound. Please see the The Transpo Group report for more details.

e) Will the project 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? If known, indicate when peak volumes would occur.

Transpogroup’s analysis forecast approximately 3,220 average weekday trips with 195 trips during the PM peak hour.

g) Proposed measures to reduce or control transportation impacts, if any:

According to the Transpogroup analysis, development of 6 acres of commercial uses at or near the subject site would result in the ultimate need to mitigate traffic congestion at the two roundabouts on the west side of the freeway, and suggests a slip lane for traffic moving from Schurman Way to Interstate 5 southbound. More specific transportation impact analyses would be required at the development stage to accurately forecast a specific design. Please refer to the Transpogroup report.

15. Public Services

a) Would the project result in an increased need for public services (for example: fire protection, police protection, 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

a) Circle utilities currently available at the site:

Potable water, sanitary sewer, solid waste collection, natural gas, telephone, electricity

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.

Potable water, sanitary sewer, solid waste collection, natural gas, telephone, and electricity.

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: ______________________________

Date submitted:__________

June 14, 2012
D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not 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; productions, storage, or release of toxic or hazardous substances; or production of noise?

*Development of the site for commercial uses would result in the creation of impermeable surfaces (buildings and parking areas) that would create higher rates of stormwater runoff than presently generated by the undeveloped site. It is unlikely that commercial activities on the property would result in air emissions, production, storage or release of toxic or hazardous substances, or the generation of noise above state standards.*

*Proposed measures to avoid or reduce such increases are:*

*A stormwater management plan will be prepared and submitted to the city for approval at the time of site design and development permit application.*

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

*The site will be cleared of all grass and other vegetation at the time of development.*

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

*The subject property has been partially filled and the remainder is the fallow remains of what was once pasture and has no plant or habitat value that warrants protection or conservation.*

3. How would the proposal be likely to deplete energy or natural resources?
Commercial development of the site is not likely to deplete the electricity or natural gas delivered to the site by the existing facilities. There are no consumable natural resources on site.

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

Future design and development of the site will meet local building and energy codes.

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?

None of the characteristics or features described above are present on the subject property.

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

None.

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

The proposed amendment would provide the opportunity for commercial buildings and services to locate in an area where the adjacent land is, or is proposed to be, used for a variety of intensive land use activities. To the north is a tract with a recently completed discount super store; to the west is a commercial area with developing specialty retail activities, and to the northwest of the subject property is land owned by the Woodland School District in which voters recently passed a bond for the development of a new high school. Industrial development is located to the southwest, and land to the south owned by the applicant has been filled and surcharged to make it market ready for future industrial development.

All commercial and industrial proposals must have site plans approved prior to commencing development. Development design of the subject property will be based on a thoughtful consideration of adjacent uses and regulatory review.
6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Utilities in the adjacent right-of-way have been designed and installed to serve high intensity uses on the subject and neighboring properties. A traffic impact analysis of the proposed amendment/rezone concluded that rezoning of the Liberty Evans site plus an additional 2.5 acres with the existing Light Industrial classification to the proposed Highway Commercial classification will increase traffic generation and has identified a mitigation measure to add a slip lane bypassing the two roundabouts west of the freeway for traffic moving from Schurman Way to Interstate 5 southbound. Changing the future land use of the Liberty Evans property will not adversely affect the ability of the potable water, sanitary sewer, electrical, telephone or natural gas systems to serve existing or future developments in the vicinity. With the other development and proposals in the vicinity and their demand on public services such as police and fire prevention, the change in demand for these services created by a change in land use designation of the subject property to permit commercial development will be very small.

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

Although specific traffic impacts and mitigation measures cannot be designed until a development proposal becomes more concrete, a slip lane to bypass the two roundabouts west of the freeway has been identified as a measure to facilitate traffic operations at acceptable levels of service.

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

There are no known local, state or federal laws or requirements for the protection of the environment with which this proposal would conflict.