

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

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

## ***Instructions for applicants:***

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

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

## ***Instructions for Lead Agencies:***

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

## ***Use of checklist for nonproject proposals:***

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

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

1. Name of proposed project, if applicable:

**Vassallo Single-Family Residence**

2. Name of applicant:

**Laroy T. Gant**

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

**Applicant and Primary Contact:**

**Laroy T. Gant; Gant Nychay Architecture, PLLC, 5450-A Delridge Way SW, Seattle, WA 98106;  
laroy@gantnychay.com; (206) 545-9100**

**Secondary Contact (completed SEPA Environmental Checklist):**

**Mark Rigos, P.E.; 440 SE Darst St, Issaquah, WA 98027; markrigos@hotmail.com; (425) 652-6013**

4. Date checklist prepared:

**October 9, 2021**

5. Agency requesting checklist:

**King County DLS (Department of Local Services) for Grading Permit**

**King County DLS for Building Permit**

~~**King County DLS for Critical Area Alteration Exception**~~ **This application is not for a CAEX - Clearing and grading review only.**

**Washington State Department of Fish and Wildlife (DFW) for Hydraulic Project Approval**

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

**Proposed schedule is: clearing and grading permit issuance is anticipated from KC DLS in early summer 2022; Start clearing, grading and home construction in fall 2022.**

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

**No.**

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

**A wetland is present on the north side of the site. The wetland was rated as a Category III Wetland with a 110-wetland buffer per King County Code (KCC). A non-fish bearing stream flows south to north on the west central portion of the site. The stream is rated as a Type N Stream with a 65-foot stream buffer per KCC. A wetland delineation report was prepared in 1/2021 that describes the wetland and stream.**

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 are currently pending.**

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

**-Clearing and Grading Permit from King County DLS for the stream culvert and driveway crossing;**

**-Boundary Line Adjustment from King County DLS;**

**-Building Permit from KC DLS for the home;**

**-Permit Exempt Well approval from King County Health Department;**

**-Septic Drainfield Design approval from King County Health Department; and**

**-HPA (Hydraulic Project Approval) from Washington State Dept. of Fish and Wildlife for stream crossing.**

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 involves the construction of a driveway (offsite and onsite), well, septic drainfield and home.**

**This project encompasses three separate tax parcels. They are:**

**West Site: TP# 252308-9108 (owned by adjacent property owner), where a wetland buffer is proposed to be reduced.**

**Middle Site: TP# 252308-9092 (owned by the Vassallos), where a Boundary Line Adjustment (BLA) is proposed.**

**East Site: TP# 252308-9037 (owned by the Vassallos), where the BLA is proposed and a home is proposed.**

**There are two reasons why a SEPA checklist is being completed.**

**First is for the Critical Area Alteration Exception in association with a proposed stream crossing. This occurs on TP# -9092. In order to access a more buildable area for a home, well, and septic drainfield, the driveway is proposed to cross over a stream. A new culvert will be designed and constructed to convey streamwater under the new driveway. The streambed is completely dry in the summer.**

**The second reason is that the proposed access corridor is located as close as 15 feet away from the wetland boundary. This is less than allowed per King County Code. The standard wetland buffer width is 110 feet. The adjacent property owner to the west (TP # -9108) wants to restrict the amount of easement access across her property, thus the driveway and utilities are proposed closer to the wetland boundary than what would typically be done. This is shown on the attached civil engineering plans.**

**Also included is drilling a new well, installing a new septic drainfield and doing some fairly minor clearing and grading. The site's address is at 456xx SE Edgewick Road, North Bend (Unincorporated King County), WA 98045 in Section 25, Township 22 North, Range 8 East, W.M. TP # -9092's site area is approximately 87,120 square feet (2.00 acres). TP# - 9037's site area is approx. 392,040 sf (9.00 acres). The home is proposed on TP# - 9037, but a BLA is proposed.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

**The site is accessed from I-90 Exit 34. From the exit, drive south several miles on SE Edgewick Road. After several bends in Edgewick Road, turn left (south) onto a gravel driveway where a big blue ceramic pot is located with an address of 45535 SE Edgewick Road. A green gate is present, but seems to be frequently open. Drive up (south) the gravel driveway approximately 700 feet and the site (TP# - 9092) will be on the left (east) hand side.**

## ***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)?

**Over 40%.**

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.

**Soils in the proposed development area (east side of site) appear to drain moderately to moderately well. The soils on the north side do not drain very well and are hydric in places. The Soil Conservation Service mapped the site to contain the following soils:**

**Nargar fine sandy loam, 0 to 15 percent slopes**

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

**None observed.**

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.

**The amount of fill is not expected to be very significant. It will be less than 500 cubic yards. Most of the fill will be imported, which will be Class A gravel (base course) used to underlay the offsite and onsite driveway. Source of fill is not yet known.**

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

**It's possible erosion could occur, thus a Temporary Erosion and Sedimentation Control (TESC) Plan is designed and is included in the civil engineering plan set on 11"x17" sheets. The TESC Plan will help ensure the contractor is following Best Management practices to reduce the likelihood of erosion.**

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

**For the 11 acres (total site area owned by the Vassallos), I would estimate that less than 10% of the site's area will be impervious in the proposed condition.**

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

**As noted above, a detailed TESC Plan will be designed and will be onsite with the contractor while the contractor is working.**

## 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.

**The proposal will have a total project emissions of 51,562, as per the Worksheet. This will be largely due to the anticipated asphalt assumed to be located in front of the future house and garage. The driveway access will be gravel.**

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 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.

**There is a small, non-fish bearing stream that flows south to north on the middle site's west side. The stream channel lacks water during summer and early fall months. Inside the middle site's north property line, there is a wetland just north of the stream as the stream disperses into several small rivulets broadly into the wetland. The stream and wetland are located in the Boxley Creek Drainage Sub-Basin, part of the larger South Fork Snoqualmie River Drainage Basin. A Level 1 Downstream Drainage Analysis is located in the Technical Information Report that describes the stream in more detail.**

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.

**Yes. The project proposes clearing, grading and re-planting within 200 feet of the wetland and stream. The proposed driveway is as close as 15 feet away from the wetland boundary. Additionally, a stream crossing is proposed. The culvert conveying the stream under the driveway will be a standard round culvert, not a bottomless culvert, because the stream does not have fish or fish habitat. Engineering plans for this stream culvert are being designed.**

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.

**Very little. Approximately 5 cubic yards of dredge material and 5-10 cubic yards of fill material. This would occur only at the stream crossing. The wetland will not be filled or dredged. Source of fill material is not yet known.**

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.

**Yes, the project includes a permit exempt well. The well will be used for the single-family home.**

- 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.

**A septic drainfield will be designed and permitted for the new home.**

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.

**Stormwater runoff generated from the proposed driveway (offsite and onsite) and home will be collected and conveyed to appropriately sized storm drainage BMPs (Best Management Practices). The storm drainage systems will be designed to follow the 2016 King County Surface Water Design Manual requirements. A Storm Drainage Plan will be included for the project, but it has not yet been fully designed. It will be prepared on 11"x17" standard KC template sheets.**

- 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 project's storm drainage design will comply with the 2021 King County Surface Water Design Manual.**

#### **4. Plants**

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

- deciduous tree: alder, maple, aspen, other  
 evergreen tree: fir, cedar, pine, other  
 shrubs  
 grass  
 pasture  
 crop or grain  
 Orchards, vineyards or other permanent crops.  
 wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other  
 water plants: water lily, eelgrass, milfoil, other  
 other types of vegetation

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

**Some trees in the driveway corridor will be removed. Some additional trees will be removed in the home footprint. Most of the site's vegetation will be preserved including some very large native evergreen trees.**

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

**None known.**

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

**Several areas of the site will be enhanced by planting native trees and shrubs to compensate for the stream crossing and decreased wetland and stream buffer.**

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

**Some Himalayan blackberry and Japanese knotweed was observed near the site's west property line and northwest property corner.**

## **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, raccoon, bear, cougar, 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 known.**

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

**Not to our knowledge.**

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

**Preserve many of the existing significant trees.**

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

**None to our knowledge.**

## **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.

**Electricity and possibly propane to power and heat the home. Public gas is not near the site.**

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

**No.**

- c. What kinds of energy conservation features are included in the plans of this proposal?  
List other proposed measures to reduce or control energy impacts, if any:

None.

## **7. Environmental Health**

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

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

None to our knowledge.

- 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 to our knowledge.

- 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 to our knowledge.

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

None to our knowledge.

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

None.

### **b. Noise**

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

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.

**On a short term basis there will be some noise typical of minor logging, some grading and home construction machinery. Work hours will be permitted to what's authorized in King County Code. On a long term basis, there will be no noise, since it is a single-family use.**

- 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? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.



**Current use of the site is a forest with no structures and no impervious surface. Adjacent properties land use are primarily rural single-family residential.**

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?

**Not known. Likely has never been a farm, but it might have been “working forest” land long ago.**

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.

**None.**

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

**Not applicable.**

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

**RA-10**

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

**Assumed to be rural residential.**

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

**Probably not applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**Nothing yet has been classified by King County. But, a wetland and stream have been found during the survey portion of the project. There are some steep slopes on the east side of the site.**

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

**4 people would reside in the home.**

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

**Zero.**

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:

**A single-family home is being built, which is compatible with existing and project land uses.**

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

**None.**

## 9. Housing

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

**1 unit. Likely middle to high income.**

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

**Zero units.**

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?

**The home will likely be in the neighborhood of 30 feet tall. It's unknown at this time what the home's exterior building materials will be.**

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

**None.**

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

**None.**

## 11. Light and Glare

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

**Very little. Light and glare would be typical of a single-family home. The home will be heavily screened by surrounding forest.**

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.**

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

**None.**

## 12. Recreation

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

**South Fork Snoqualmie River has fishing, hiking and rafting (kayaking) opportunities located approx. 1 mile north of the site. Twin Falls hiking trail is located 2 miles away from the site. Snoqualmie Pass is located 20 minutes east on I-90 that has skiing, snow-shoeing, sledding, hiking,**

**and snow-mobiling opportunities. Snoqualmie Falls is located approximately 20 minutes drivew northwest of the site.**

b. Would the proposed project displace any existing recreational uses? If so, describe.  
**No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
**None.**

### **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 to our knowledge.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**None to our knowledge.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**None.**

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.

**None.**

### **14. Transportation**

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

**The site is served from public SE Edgewick Road that connects to Exit 34 on I-90. A moderately steep gravel driveway connects Edgewick Road to the site.**

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?

**No, not very well. Snoqualmie Valley Transportation has public transit available along SR-202 in North Bend, which is several miles northwest of the site.**

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

**The project does not eliminate any parking stalls. The new home will contain a garage for parking stalls and likely there will be a guest parking stall adjacent to the home.**

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

No.

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?

**Approximately 4 trips per day. Peak volume is not applicable.**

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

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

None.

## **15. Public Services**

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 much.

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:

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

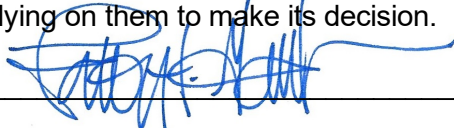
d. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

**Sanitary sewer is unavailable, thus the home will be served by an onsite private septic drainfield. Public water is unavailable, thus the site will have it's own private well. Refuse service is available, but the waste bins may have to be moved down to SE Edgewick Road each week. Telephone / tv service is likely available. Electricity is likely available from Puget Sound Energy. Gas is probably not available.**

## **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 Laroy T. Gant

Position and Agency/Organization Architect / Gant Nychay Architecture

Date Submitted: 11/30/2021

## **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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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