

KITTITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

411 N. Ruby St., Suite 2, Ellensburg, WA 98926

CDS@CO.KITTITAS.WA.US

Office (509) 962-7506

Fax (509) 962-7682

"Building Partnerships – Building Communities"



CU-09-00006

ZONING CONDITIONAL USE PERMIT APPLICATION

(Proposing a use such as a Bed & Breakfast or Campground)

KITTITAS COUNTY ENCOURAGES THE USE OF PRE-APPLICATION MEETINGS. PLEASE CONTACT COMMUNITY DEVELOPMENT SERVICES TO SET UP A PRE-APPLICATION MEETING TO DISCUSS A PROPOSED PROJECT.

PLEASE TYPE OR PRINT CLEARLY IN INK. ATTACH ADDITIONAL SHEETS AS NECESSARY. PURSUANT TO KCC 15A.03.030, A COMPLETE APPLICATION IS DETERMINED WITHIN 28 DAYS OF RECEIPT OF THE APPLICATION SUBMITTAL PACKET AND FEE. THE FOLLOWING ITEMS MUST BE ATTACHED TO THE APPLICATION PACKET:

REQUIRED ATTACHMENTS

- ADDRESS LIST OF ALL LANDOWNERS WITHIN 500 FEET OF THE SUBJECT PARCEL(S). IF ADJOINING PARCELS ARE OWNED BY THE APPLICANT, THEN THE 500 FOOT AREA SHALL EXTEND FROM THE FARTHEST PARCEL. IF THE PARCEL IS WITHIN A SUBDIVISION WITH A HOMEOWNERS' OR ROAD ASSOCIATION, PLEASE INCLUDE THE MAILING ADDRESS OF THE ASSOCIATION.
- SITE PLAN OF THE PROPERTY WITH ALL PROPOSED BUILDINGS POINTS OF ACCESS, ROADS, PARKING AREAS, SEPTIC TANK, DRAINFIELD, DRAINFIELD REPLACEMENT AREA, AREAS TO BE CUT AND/OR FILLED, NATURAL FEATURES SUCH AS CONTOURS, STREAMS, GULLIES, CLIFFS, ETC.
- SEPA CHECKLIST (UNLESS EXEMPT)

APPLICATION FEE:

\$2,030.00 (\$1,560 fee + \$470 SEPA) for Community Development Services
\$130.00 for Fire Marshal

(One check made payable to KCCDS)

Accessory Dwelling Units and Special Care Dwellings are exempt from SEPA

FOR STAFF USE ONLY

APPLICATION RECEIVED BY:
(CDS STAFF SIGNATURE)

DATE:

10.26.09

RECEIPT #

60225

PAID

OCT 26 2009

DATE STAMP
HERE
KITTITAS CO.
CDS

NOTES:

1. **Name, mailing address and day phone of land owner(s) of record:**
Landowner(s) signature(s) required on application form.

Name: Howard Clerf
Mailing Address: P.O. Box 689
City/State/ZIP: Kittitas WA 98934
Day Time Phone: 509-968-3567
Email Address: _____

2. **Name, mailing address and day phone of authorized agent, if different from land owner of record:**
If an authorized agent is indicated, then the authorized agent's signature is required for application submittal.

Agent Name: Lenny Morrison
Mailing Address: P.O. Box 938
City/State/ZIP: Ellensburg WA 98926
Day Time Phone: 509 933 7050
Email Address: lmorrison@ellensburgcement.com

3. **Street address of property:**

Address: 330 Boylston rd
City/State/ZIP: Ellensburg WA 98926

4. **Legal description of property:**

Sec 17 TWP 17 RGE 20, PTN E1/2 NE1/4 SLY of Boylston rd.

5. **Tax parcel number:** 440733 - 17.20.17010.0006

6. **Property size:** 45.04 _____ (acres)

7. **Narrative project description:** Please include the following information in your description: describe project size, location, water supply, sewage disposal and all qualitative features of the proposal; include every element of the proposal in the description (be specific, attach additional sheets as necessary):

Project Will be major portion of 45.04 acres, Water and sewer are not planned for this project. This will be used for excavation of raw Basalt materials for permitted processing sites or the end user of unprocessed materials. The site will be accessed by an on site haul road that will link the current clerf site with this proposed site.

8. Provision of the zoning code applicable: AG-20 17.29.030 Conditional Use

9. A conditional use permit may be granted when the following criteria are met. Please describe in detail how each criteria is met for this particular project (attach additional sheets as necessary):

A. The proposed use is essential or desirable to the public convenience and not detrimental or injurious to the public health, peace, or safety or to the character of the surrounding neighborhood.

This site is an essential part of offering customers with a constant source of crushed and unprocessed materials at a proven convenient site. The adjoining properties are mostly used for mining or cattle grazing and fits well in the neighborhood.

B. The proposed use at the proposed location will not be unreasonably detrimental to the economic welfare of the county and that it will not create excessive public cost for facilities and services by finding that (1) it will be adequately serviced by existing facilities such as highways, roads, police and fire protection, irrigation and drainage structures, refuse disposal, water and sewers, and schools; or (2) that the applicant shall provide such facilities; or (3) demonstrate that the proposed use will be of sufficient economic benefit to offset additional public costs or economic detriment.

The site will be accessed through the current Clerf site operation by an onsite haul road that will connect the proposed to the current site. By doing this no new stress will be put on the public roads. Existing public safety, refuse disposal and roads are all adequate for proposal.

10. Application is hereby made for permit(s) to authorize the activities described herein. I certify that I am familiar with the information contained in this application, and that to the best of my knowledge and belief such information is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities. I hereby grant to the agencies to which this application is made, the right to enter the above-described location to inspect the proposed and or completed work.

All correspondence and notices will be mailed to the Land Owner of Record and copies sent to the authorized agent.

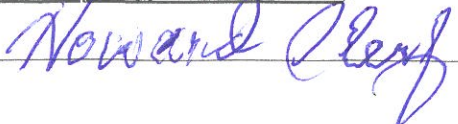
Signature of Authorized Agent:
(REQUIRED if indicated on application)

X  _____

Date:

10.23.2009

Signature of Land Owner of Record
(REQUIRED for application submittal):

X  _____

Date:

10/23/09

Clerf Quarry
70-012735
Conditional Use Permit
Adjacent Land Owners
As of October 19, 2009

Gary Yonaka # 450733 P.O. Box 1724 Snohomish WA, 98291

Department of Natural Resource #370733 P.O. Box 47016 Olympia WA, 98504-7016

Department of Natural Resource #410733 P.O. Box 47016 Olympia WA, 98504-7016

Tim Alder # 15924 P.O. Box 810 Kittitas WA, 98934

Department of Transportation P.O. Box 12560 Yakima WA, 98909

Orville Woolard # 15926 405 S. Walnut Ellensburg WA, 98926

Ronald Cline # 16631 891 Prater Rd. Ellensburg WA, 98926

Deborah Stephenson # 470733 411 Prater Rd, Ellensburg WA, 98926

Leroy Howery # 14443 P.O. Box 52 Thorp WA, 98946

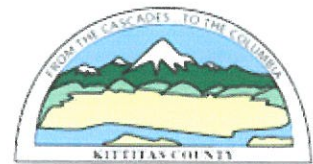
Phillip Kenison # 530733 1701 Carrol RD. Ellensburg WA, 98926



Marsha Weyand
Assessor

Kittitas County Assessor

205 W 5th Ave Suite 101
Ellensburg, WA 98926
Phone: (509)962-7501
Fax: (509)962-7666



Property Summary [\(Appraisal Details\)](#)

Parcel Information

Parcel Number: 440733
Map Number: 17-20-17010-0006
Situs: 00330 BOYLSTON RD ELLENSBURG
Legal: ACRES 45.04, CD. 11055-2; SEC. 17, TWP. 17, RGE. 20; PTN. E1/2 NE1/4 SLY OF BOYLSTON RD (PARCEL 4, SURV. B26/P20-24)

Ownership Information

Current Owner: CLERF, HOWARD F ETUX
Address: PO BOX 689
City, State: KITTTITAS WA
Zipcode: 98934

Assessment Data

Tax District: 26
Open Space: YES
Open Space Date: 1/1/1978
Senior Exemption:
Deeded Acres: 45.04
Last Revaluation for Tax Year:

Market Value

Land: 82,780
Imp: 0
Perm Crop: 0
Total: 82,780

Taxable Value

Land: 5,560
Imp: 0
Perm Crop: 0
Total: 5,560

Sales History

Date	Book & Page	# Parcels	Grantor	Grantee	Price
03-01-1996	1471	4	GOEMAERE, VAL T. ETUX	CLERF, HOWARD F. ETUX	225,000

Building Permits

NO ACTIVE PERMITS!

5 Year Valuation Information

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable	Taxes
2009	CLERF, HOWARD F ETUX	5,560	0	0	5,560	0	5,560	View Taxes
2008	CLERF, HOWARD F ETUX	5,560	0	0	5,560	0	5,560	View Taxes
2007	CLERF, HOWARD F. ETUX	5,560	0	0	5,560	0	5,560	View Taxes
2006	CLERF, HOWARD F. ETUX	4,680	0	0	4,680		4,680	View Taxes
2005		4,680	0		4,680		4,680	View Taxes
2004		4,680	0		4,680		4,680	View Taxes

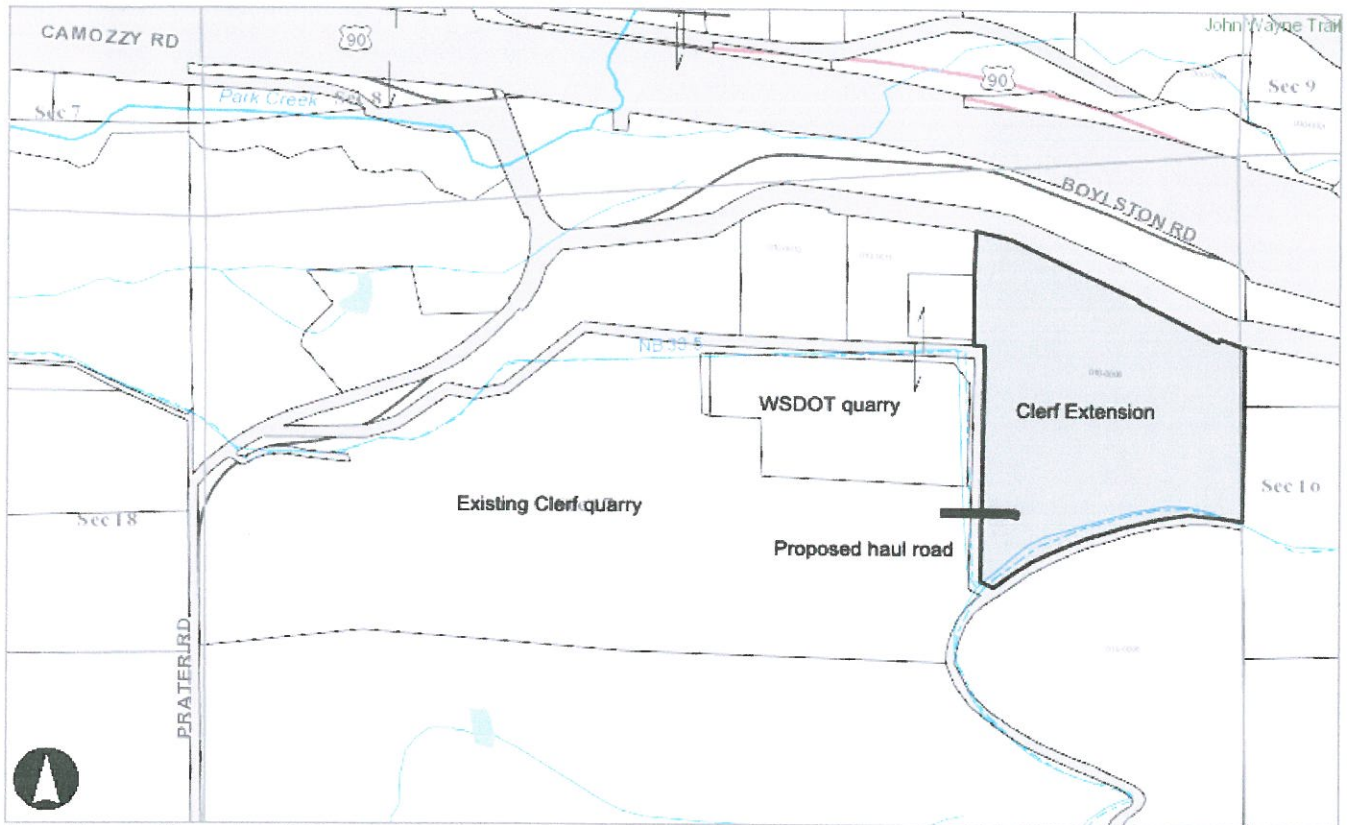
[Photos/Sketches](#)

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AG-20

Clerf Extension



Map Center: Township:17 Range:20 Section:17

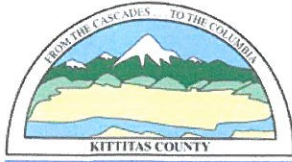
Kittitas County Disclaimer

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Outlined area meant for illustration only





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**SEPA ENVIRONMENTAL CHECKLIST
FEE \$470.00**

PURPOSE OF CHECKLIST:

The State Environmental Protection Act (SEPA), chapter 43.21C RCW. Requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposals. Governmental agencies use this checklist to determine whether the environmental impacts or your proposal are significant, requiring preparation if an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "don not know" or "does not apply" Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS.

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

TO BE COMPLETED BY APPLICANT

FOR STAFF USE

A. BACKGROUND

1. Name of proposed project, if applicable:

Clerf Quarry Extension

2. Name of applicant:

Ellensburg Cement Products

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

P.O. Box 938 Ellensburg WA 98926 Lenny Morrison

4. Date checklist prepared:

October 23 2009

5. Agency requesting checklist:

Kittitas County Community Development Services



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

Start January 2010

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

Not at this time.

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

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None Known

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

Kittitas County Conditional Use Permit, DNR SM-8A, SM-6, DOE SWWPPP

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.)

Permit boundary is 45.04 acres, This site will be used for excavation of raw materials for permitted processing sites. And for use of unprocessed materials for the end user

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.

Situs address is 330 Boyleston rd. The site will be accessed from the existing permitted Clerf Quarry at 930 Prater rd. This site is with in township 17, range 20, section 17, Parcel #440733 (map included)

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)?
10% _____

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 farmland.
Very thin clay material over Basalt _____

d. Are there surface indications or history of unstable soils in the immediate vicinity?
None _____

e. Describe the purpose, type, and approximate quantities of any filing or grading proposed. Indicate source of fill.
If fill is needed suitable onsite soils will be used, Non organic fill will be accepted for processing, after processing fines will be stockpiled at strategic locations and will be used if needed for reclamation purposes, screened materials from existing Clerf pit will also be used if needed _____

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No _____

g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
None _____

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
None needed _____

2. AIR

a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.
Light amounts of dust and exhaust, dust will be controlled by water truck from an off site permitted water source _____

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
None known _____

c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Equipment will be kept in good working order, ultra low sulfur diesel is used _____

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, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what streams or river it flows into.

No

2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the fill and dredge material that would be placed in or removed from surface water or wetlands, and indicate the area of the site that would be affected. Indicate the source of fill material.

None

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b.

Ground

1) Will ground water be withdrawn, or will water be discharged to surface waters? If so, give general description, purpose, and approximate quantities if known.

No

2) Describe waste materials 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.

Storm water run off will be held on site, excavation will make a depression that will hold storm water. If needed ditches and retaining ponds will be installed.

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

No

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

A berm will be used at the perimeter of the excavation to guard against any water coming from off site, quarry will be sloped toward excavation or highwall.

4. PLANTS

a. Check or circle 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
- ___ wet soil plants: cattails, buttercup, bulrush, skunk cabbage, other
- ___ water plants: water lily, eelgrass, milfoil, other
- ___ other types of vegetation: Sage brush sparse dry land grass

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

Grass and sagebrush

c. List threatened or 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:

Dry land pasture grass will be seeded at reclamation

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beavers, other:
- ___ fish: bass, salmon, trout, herring, shellfish, other: _____

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

None 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.

Dry land grass at reclamation

6. ENERGY AND NATURAL RESOURCES

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the competed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None

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

Equipment will be kept in good working order

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 needed

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

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 basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Low levels of equipment noise and back up alarms

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

All equipment has factory mufflers

8. LAND AND SHORELINE USE

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

Cattle grazing, mining, minimal residential

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

no

c. Describe any structures on the site.

None

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

No

- e. What is the current zoning classification of the site?
Ag 20
- f. What is the current comprehensive plan designation of the site?
Rural
- g. If applicable, what is the current shoreline master program designation of the site?
None
- h. Has any part of the site been classified as an environmentally sensitive area?
No
- i. Approximately how many people would the completed project displace?
None
- j. Approximately how many people would reside or work in the completed project?
None
- k. Proposed measures to avoid or reduce displacement impacts, if any.
None
 - 1. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
None
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.
None
- c. Proposed measures to reduce or control housing impacts, if any.
None

10. AESTHETICS

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
No structures planned
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any.
Reclamation practices

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- b. Could light or glare from the finished project be a safety hazard or

interfere with views?

No

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

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?

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. HISTORIC 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.

No

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None

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.

This site will be accessed via 930 Prater rd. This is an approved access by Kittitas County Public Works. This the entrance to the Clerf pit operated by Ellensburg Cement Products (please see map)

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, Ellensburg 7 miles to the west

c. How many parking spaces would the completed project have? How many would the project eliminate? _____
None _____

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). _____
No _____

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. _____
None _____

g. Proposed measures to reduce or control transportation impacts, if any. _____
This site will be accessed by a designated haul road between the current Clerf pit and this proposed Clerf extension. _____

15. PUBLIC SERVICE

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 needed _____

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, telephone, sanitary sewer, septic system, other. _____
Refuse service and porta potty service are available at the adjoining Clerf quarry site. _____

b. Describe the utilities that are proposed for the project, the utility providing the services, and the general construction activities on the site or in the immediate vicinity which might be needed. _____
This site is an excavation site only, no utilities are required 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: _____

Date: 10.26.2009

Print Name: Lenny Morrison

THE REMAINING QUESTIONS ARE EXCLUSIVELY FOR REZONE APPLICANTS AND FOR AMENDMENTS TO COUNTY COMPREHENSIVE PLAN AND CODE. UNLESS THESE APPLY TO YOU, THIS IS THE END OF THE SEPA CHECKLIST.

SEPA ENVIRONMENTAL CHECKLIST QUESTIONS FOR NON-PROJECT ACTIONS ONLY. WHEN ANSWERING THESE QUESTIONS, BE AWARE THE EXTENT OF THE PROPOSAL, OR THE TYPE OF ACTIVITIES LIKELY TO RESULT FROM THE PROPOSAL, WOULD AFFECT AN ITEM AT A GREATER INTENSITY OR AT A FASTER RATE THAN IF THE PROPOSAL WERE NOT IMPLEMENTED. RESPOND BRIEFLY AND IN GENERAL TERMS (ATTACH ADDITIONAL SHEETS AS NECESSARY)

FOR STAFF USE

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.

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.

3. How would the proposal be likely to deplete energy or natural resources? Proposed measures to protect or conserve energy and natural resources.

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.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses? Proposed measures to avoid or reduce shoreline and land use impact.

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).

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

