



KITITAS COUNTY COMMUNITY DEVELOPMENT SERVICES

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Office (509) 962-7506

"Building Partnerships – Building Communities"

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: [\[help\]](#)

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.

APPLICATION FEES:

\$600.00 Kittitas County Community Development Services (KCCDS)**

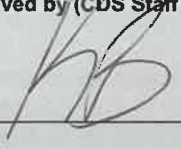
\$250.00 Kittitas County Department of Public Works**

\$275.00 Kittitas County Public Health

\$1,125.00 Total fees due for this application (One check made payable to KCCDS)

** Note:KCCDS and PW fees are waived if project is a VSP sponsored fish enhancement project.

FOR STAFF USE ONLY

Application Received by (CDS Staff Signature): 	DATE: <u>6-8-21</u>	RECEIPT# <u>CD21-01931</u>
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RECEIVED
 JUN 08 2021
 Kittitas County
 CDS
DATE STAMP IN BOX

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Ski Acres Estates Lots 6-11 & 23-24

2. Name of applicant: [\[help\]](#)

Snopass SF Lofts LLC

3. Address and phone number of applicant and contactperson: [\[help\]](#)

*401 N 36th Street STE 201 Seattle, WA 98103
 Contact Person: Ian Loveless (425-404-1811)*

4. Date checklist prepared: [\[help\]](#)

6/4/2021

5. Agency requesting checklist: [\[help\]](#)

Kittitas County Community Development Services

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Expected Construction Timing: 8/15/2021 - 10/30/2021

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No plans at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No environmental reports have been prepared to-date. A delineation report will be prepared for a stream running adjacent to the Subject Property. In previous reports for adjacent proximate construction, this stream has been delineated as Type 4.

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. [\[help\]](#)

A Kittitas County grading permit has been submitted in parallel with this checklist.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Kittitas County Grading Permit #GP-21-00010

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.) [\[help\]](#)

Construction of utility and road infrastructure for eight (8) existing single-family parcels in the Ski Acre Estates plat.

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. [\[help\]](#)

Legal Description: Lots 6,7,8,9,10 and 11, and lots 23 and 24, Ski Acre Estates, According to the plat thereof recorded in volume 4 of plats, page 55, Records of Kittitas County, Situate in County of Kittitas, State of Washington

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on site is approximately 50%.

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. [\[help\]](#)

Chinkmin ashy sandy loam, per the NRCS web soil survey.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No evidence of unstable soils have been observed on site or in the immediate vicinity.

- 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. [\[help\]](#)

The majority of the site (roughly 75,000 SF) will be cleared and graded for the construction of new single-family residences. The only portion of the site to remain undisturbed will be along the NW property line to protect Tunnel Creek. Approximately 25,000 cubic yards of material will be excavated with approximately 20,000 cubic yards used as fill on other areas of the project. Approximately 5,000 cubic yards of material will be exported from the Site and used as Fill on the Pass Life Center Parcel project.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

In the absence of Best Management Practices, erosion could occur on-site.

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

Approximately 28% of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Best Management Practices (BMPs), as required by code.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

Normal emissions from construction equipment will occur during construction activities.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

All vehicles and equipment will be properly fitted with emissions devices in compliance with Washington State emissions and/or air quality standards.

3. Water [\[help\]](#)

- 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. [\[help\]](#)

Tunnel Creek is a year-round stream that intersects with the southwest corner of the site on Lot 10, and enters two 36" CMP culverts which run beneath the existing grade to the south. In previous reports for nearby construction, this stream has been delineated as Type 4.

- 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. [\[help\]](#)

Retaining wall installation and grading work will occur within the 200-foot stream buffer.

- 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. [\[help\]](#)

No fill or dredge material will be placed or removed.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No, the proposal will not require surface water withdrawals or diversions.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No, the property does not lie within the 100-year floodplain, per FEMA Flood Map 5300950050B.

- 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. [\[help\]](#)

None known or proposed.

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. [\[help\]](#)

None known or proposed.

- 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. [\[help\]](#)

None known or proposed.

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. [\[help\]](#)

Storm water will be generated from future development of the site and will include impervious surfaces, such as roadways, driveways and rooftops. All storm water facilities will be constructed in compliance with the Stormwater Management Manual for Eastern Washington.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

None known or anticipated.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

A small seasonal stream within the middle of the site will be removed during site grading.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

All storm water facilities will be constructed in compliance with the Stormwater Management Manual for Eastern Washington. A water quality structure is proposed to be added to treat stormwater from the new public road and private driveways on the southern side of the site.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:[\[help\]](#)

- 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? [\[help\]](#)

A large portion of the site will be cleared as necessary to facilitate proposed grading work.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None identified.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Existing vegetation will be preserved to the maximum extent practicable within the development area.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known

5. Animals [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

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

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

There are no known migration routes that cross the project site.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None proposed.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. Energy and Natural Resources [\[help\]](#)

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

Standard, gas-powered construction equipment will be used to complete the project.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

None known.

- 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: [\[help\]](#)

Energy-efficient and green building practices will be used where able.

7. Environmental Health [\[help\]](#)

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

No environmental health hazards are anticipated as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

None known.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None proposed or necessary.

b. Noise [\[help\]](#)

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

The property is located adjacent to SR 906 and near I-90. Normal road noise occurs but should not affect the project.

- 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. [\[help\]](#)

Typical noise related to construction activities is anticipated during normal daytime hours, 7 AM – 6 PM. No expected noise impacts beyond construction.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction activities limited to normal daytime hours, 7 AM – 6 PM.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The subject property is currently vacant. Majority of the adjacent land is comprised of single-family homes. There is also a small ski lodge building to the south of the site. The proposal will not affect the land use on adjacent properties.

- 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? [\[help\]](#)

None known.

- 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: [\[help\]](#)

None known.

c. Describe any structures on the site. [\[help\]](#)

There are no structures on the site.

d. Will any structures be demolished? If so, what? [\[help\]](#)

None will be demolished. The lot is vacant.

e. What is the current zoning classification of the site? [\[help\]](#)

Residential - LAMIRDs Type 1.

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

LAMIRDs Type 1

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Does not apply.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

There are no existing critical area designations on the site.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Not applicable. This project is for grading and infrastructure work only. There will be eight (8) single family lots serviced by the infrastructure.

j. Approximately how many people would the completed project displace? [\[help\]](#)

Does not apply. The site is currently vacant.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

Does not apply.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed development will provide infrastructure for an existing plat. The plat is consistent with the density allowed within the LAMIRDs designation.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

None proposed or necessary.

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not applicable. This project is for grading and infrastructure work only. There will be eight (8) single family lots serviced by the infrastructure.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None. The site is currently vacant.

- c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

None proposed or necessary.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

No structures are proposed.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Land clearing may alter views from neighboring houses.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

Existing vegetation will be saved where practicable.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light and glare commonly associated with a residential road will occur during daytime hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

It is unlikely that light or glare will be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

None known.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed or necessary.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

The site is located on Snoqualmie Pass, which hosts a variety of wintertime and summertime recreational activities, including snow skiing, snowmobiling, hiking, camping, hunting, boating, fishing and other similar outdoor activities.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No, the subject site is currently vacant.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None proposed or necessary.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

None known, per the Washington Information System for Architectural and Archaeological Records Data (WISAARD).

- 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. [\[help\]](#)

The Department of Archeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as a historical area. If any indications are discovered throughout the duration of the project, work will stop immediately and the appropriate authorities will be notified.

- 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. [\[help\]](#)

According to the Washington Information System for Architectural and Archeological Records Data (WISAARD), the online Department of Archeology and Historic Preservation GIS tool, there are no properties of cultural or historic resources on or adjacent to the site. No additional investigations were initiated.

- 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. [\[help\]](#)

None proposed.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by SR906 and Tanner Way, a county right of way. Pine Lane will serve as access to lots 6-11 coming off of Tanner Way. The road serving lots 23-24 will be an extension of Cedar Lane, which also comes off Tanner Way.

- 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? [\[help\]](#)

None known.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

None created, none eliminated. Parking spaces will be provided as part of the future construction of single-family residences on the lots.

- 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). [\[help\]](#)

The project will include an extension of an existing road, Cedar Lane, to access lots 23 and 24. Access to lots 6-11 will be provided through a platted right of way, Pine Lane, which is currently unimproved. The project will include grading and paving Pine Lane to provide year-round access to the lots.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

None used.

- 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? [\[help\]](#)

The project is for lot infrastructure and not the development of residences. Therefore, no trips will be created by the completed project.

- 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. [\[help\]](#)

None known.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

None proposed or necessary.

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

An incremental increase in public services would be generated by the project.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

No significant direct impacts are anticipated and no special measures are proposed.

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


- a. Circle utilities currently available at the site: [\[help\]](#)
 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. [\[help\]](#)

The Snoqualmie Utility District will provide water and sanitary sewer service and PSE will provide electric service to the site. Century Link will provide telephone/cable service. All utilities will be constructed underground and in compliance with the respective purveyor's requirements.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:  _____
 Name of signee: 6/8/2021 8:25:41 AM PDT Bryce Phillips _____
 Position and Agency/Organization: Manager _____
 Date Submitted: 6/8/21 _____

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.