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.

A. Background [help]

1. Name of proposed project, if applicable: [help]

Stepper Addition – Single Family Residential Subdivision

2. Name of applicant: [help]

Brandon Stepper

3. Address and phone number of applicant and contact person: [help]

634 College Avenue

Milton-Freewater, OR 97862

4. Date checklist prepared: [help]

July 6, 2018

5. Agency requesting checklist: [help]

City of College Place

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

Preliminary Plat - Summer 2018

Infrastructure Construction – Fall 2018

Home Construction – 2018-2019

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.

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

Geotechnical investigation has been completed.

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]

No.

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

Preliminary/final plat -Grading permit -Building permit -Civil infrastructure and utility permits. All permits for home construction and platting will be administered by the City of College Place.

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]

A new single family residential subdivision on a 1.36 acre site consisting of eight residential lots with one access road ending in a cul-de-sac and shared driveway.

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]
Site is located in Section 25, Township 7 North, Range 35 East, Willamette Meridian in the City of College Place, Washington. The site is south of NE C Street, between NE Maple Avenue and NE Deccio Road.

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]
7% in the northwest corner of lot 1
Approximately 1% on the majority of the site

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]
Silt with sand was evident in all test pits to the maximum depth explored.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [help]
No.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [help]
Site grading, excavation and filling shall be to provide a road to residential homes, along with water and sewer services. Fill material sources shall be onsite soils and gravel backfill materials for roads, sidewalks, and utility trenches. Total affected area for grading is approximately 1 acre. Quantities for grading are not yet finalized.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [help]
Erosion could occur. Existing vegetation shall be removed and soil will be exposed during construction. The entire site (1.36 acres) will be exposed for a period of time while the roadways and homes are constructed and developed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [help]
Between 35 and 45% of the site will be covered with impervious surfaces after project completion.

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

An erosion control plan will be prepared as part of the construction plan documents to help reduce/control erosion during construction. Stormwater runoff will be collected and discharged through infiltration trenches.

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]

Dust will be a potential air emission while site grading is taking place. Air pollution would also result from any vehicles needed for construction, such as dump trucks, excavators, water trucks, etc. Upon project completion air emissions would be limited to those generated by single family residential neighborhood.

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]

Attended site watering, silt fences, rock construction entrances will be installed during construction as necessary to reduce dust emissions and runoff from the site.

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]

Garrison Creek is located approximately 0.75 mile southeast of the site.

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]

No

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

Does not apply.

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

Does not apply. There will be no 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.

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]

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. [help]

Groundwater will not be withdrawn from a well for drinking water or other purposes. Stormwater will infiltrate on site through infiltration trenches and lawn areas. Runoff quantities are unknown at this time, but will be retained on-site.

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]

No waste material will be discharged into the ground from septic tanks or other sources. Sewage will be discharged to the city municipal system.

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]

Stormwater runoff will be generated from roof, roadway, and driveway areas. The method of collection will be through a storm conveyance system made up of catch basins and storm pipes that will convey runoff to infiltration basins located within the roadway prism. Disposal of stormwater runoff will take place via infiltration. This stormwater runoff is not anticipated to flow into other waters, and will remain on-site.

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

No, treatment of stormwater runoff is expected to be provided in the vadose zone below the proposed infiltration trenches before the runoff reaches groundwater table. An engineered stormwater plan will accompany the permitted project.

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

The proposal does not alter or otherwise affect the drainage patterns in the vicinity of the site significantly as the site will seek to be graded to the west, which is the direction of the existing site is generally sloping toward.

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

Other than the proposed infiltration trenches, there are no proposed measures to reduce or control surface, ground, and runoff water. There are no posed measures to reduce or control drainage impacts as there are no existing adverse drainage impact to this site or surrounding sites.

4. **Plants** [help]

a. Check the types of vegetation found on the site: [help]

_x__deciduous tree: alder, maple, aspen, other
_x__evergreen tree: fir, cedar, pine, other
_x__shrubs
_x__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
_x__other types of vegetation

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

Existing vegetation typical of the region will be removed from the site, which consist of mostly grasses and shrubs. Trees and grass will need to be removed to allow for the proposed road. Approximately 1 acre of the site will be cleared of vegetation. The only portions of the site that will remain un-altered is lot 3 where the existing home and lawn are to remain.

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

None known.

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

Proposed landscaping will included adding grass for lawn areas, and residential areas.

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

There are none identified on the site.

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 _____

According to the Washington Department of Fish & Wildlife, the Ferruginous Hawk has been observed in the site's township with the accuracy of a quarter mile (Quarter section). (Source Date: 06/16/2003).

b. List any threatened and endangered species known to be on or near the site. [help]
None known to be present on the site.

c. Is the site part of a migration route? If so, explain. [help]
This site is part of the migration route of water fowl.

d. Proposed measures to preserve or enhance wildlife, if any: [help]
There are no proposed measures to preserve or enhance wildlife, beyond leaving areas in the site for landscape lawns.

e. List any invasive animal species known to be on or near the site. [help]
There are no invasive species known to be on or near the site.

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]
Electricity will be used for indoor and outdoor lighting needs. Natural gas will be used for cooking, heating, and hot water.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [help]
This project is not anticipated to affect the potential use of solar energy by adjacent properties.

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]
All proposed homes would be built to the required building code, owners could choose to implement energy saving measures on home appliances and materials.

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]
The project does not propose to have any adverse environmental health hazards associated with single family residential homes.

1) Describe any known or possible contamination at the site from present or past uses. [help]
None known from past use, site is currently the site of single family residence and vacant land.

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]
There are no known hazardous pipelines or gas transmission pipelines located within the project

area that might affect project development and design. The nearest gas transmission pipeline appears to be about one mile southeast of the site, according to the National Pipeline Mapping System.

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]

Toxic or hazardous chemicals that might be stored or used during the project's construction would be limited to gasoline for construction vehicles. After the project's construction and one homes are building on lots, hazardous chemicals could include cleaning supplies stored inside the homes or fertilizers for yard maintenance. The proposed project does not seek to produce any hazardous chemicals.

4) Describe special emergency services that might be required. [help]

Emergency services would be limited to Fire protection, Police, and ambulance services. No special emergency services would be needed.

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

There are no proposed measures to reduce or control environmental health hazards other than having the contractor take preventive measures to avoid oil/gasoline spills on site during construction. Residents will have to comply with City of College Place zoning and municipal codes.

b. Noise [help]

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

Residential traffic noises exist in the area. Commercial areas are located less than 1,000 feet from the property and will have noises associated with customer traffic and deliveries.

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]

During construction, noises would be created temporarily by the operation of construction vehicles and equipment while the site is developed. These noises could take place between the hours of 7 AM and 11 PM in accordance with the City of College Place's noise ordinance. On a long term basis, once the site is developed and homes have been built, associated noise from the project would come from residential traffic through the day.

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

Noise created during construction shall be limited to between the hours of 7 AM and 11 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 site is currently a single family residential lot and a vacant lot. Adjacent properties have been developed into residential homes and open space. The proposal will not affect current land uses on nearby or 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]

The project site does not appear to have been used as working farmlands or working forest lands. The site is zoned for Single-Family Residential

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]

No.

c. Describe any structures on the site. [help]

There is an existing single family residence with garage in the northeast corner of the site.

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

The existing single family residence will remain as part of the project.

e. What is the current zoning classification of the site? [help]

The current zoning classification of the site is R-75 Single-Family Residential.

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

The current comprehensive plan designation of the site is Urban Residential

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

Not applicable.

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

Not to the applicant's knowledge.

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

Approximately 30 people.

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

None.

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

Not applicable.

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

The proposal is compatible with existing and projected land uses and plans, as the entire site is zoned for R-75 Single-Family Residential according to the City's Zoning Map, which is what the project will be constructing. A preliminary plat application will be submitted to the City to insure compatible use.

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

None are proposed.

9. **Housing** [help]

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

Eight housing units will be provided. The units will be compatible with the existing homes in the area.

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

No units will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: [help]

All homes will be constructed in accordance with the applicable building and zoning codes as administered by the City of College Place..

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]

The proposed structures are to be single-story and two-story homes with a height of about 25-35 feet. The principal exterior building materials are to be wood and stone materials..

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

Views in the immediate vicinity that would be altered are the views from NE Maple Avenue, where the vacant, flat land will now have homes built on it.

b. Proposed measures to reduce or control aesthetic impacts, if any: [help]

Control of aesthetic impacts will include landscaping that takes place on the residential lots once homes are built.

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]

Types of light or glare that will be produced by the proposal include indoor lighting that may be seen through windows during the evening; fixed outdoor lighting, such as driveway lights during the evenings

and through the night; reflective light from windows during the day; and street lights during the evenings and through the night.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [help]
Light or glare from the finished project is not anticipated to cause an adverse impact.

c. What existing off-site sources of light or glare may affect your proposal? [help]
Existing off-site sources of light include other residential homes surrounding this area that create light or glare from indoor lighting that can be seen through window and fixed outdoor lighting such as street and driveway lights. This is not anticipated to affect the construction or operation of the project.

d. Proposed measures to reduce or control light and glare impacts, if any: [help]
No measures are currently proposed to reduce or control light and glare impacts. Lighting on exterior of homes would be directed downward.

12. **Recreation** [help]

a. What designated and informal recreational opportunities are in the immediate vicinity? [help]
The Fort Walla Walla Park, located 0.5 miles east of the site across NE Myra Road, contains The Fort Walla Walla Museum, the Four Season RV Resort, and the Fort Walla Walla Amphitheater. The Fort Walla Walla Country Club golf course is located southeast of the site, across State Route 125. The project is located northeast of the Kiwanis Park and Davis Elementary School which has a playground and ball field.

b. Would the proposed project displace any existing recreational uses? If so, describe. [help]
No, the proposed project will not displace any existing recreational uses.

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 are proposed.

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]
There are no known buildings, structures or sites located on the site that are over 45 years old listing in or eligible for listing in national, state, or local preservation registers located on or near the site.

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]
None have been conducted to the applicant's 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. [help]

Available GIS data does not identify any historic or cultural areas on site.

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 at this time.

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]

NE Maple Avenue on the west, NE Deccio Road to the east, NE C Street to the north, and E Whitman Drive to the south are the public streets serving the site. Proposed access to the existing street system (NE Maple Avenue) include the addition of one main internal road that will end in a cul-de-sac.

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]

Public transportation is within 1,000 liner feet.

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

The project will provide on-street parking on both sides of the road. The proposal will add approximately 13 parking spaces. The project will not eliminate any parking spaces.

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 proposal will require one new access road that connects to NE Maple Ave. It will be 36 feet wide with 5 foot sidewalks. This road will be a public improvement.

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

The project will not use or occur in the immediate vicinity of water, rail, or air transportation. The project is anticipated to use ground transportation for construction materials, product delivery, waste disposal, worker transportation, and residential commute.

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]

Approximately 80 trips per day would be generated per the ITE Trip Generation Manual. 1-3% of those vehicles would be non-passenger vehicles.

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]

The proposal is not anticipated to affect or be affected by the movement of agricultural and forest products on the roads or streets in the area.

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

None proposed at this time.

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]

Yes, additional residents would require additional needs for: Fire protection, Police, Public Transit, Health Care, and Schools.

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

Residents of the development will be subject to payment of local and state taxes as well as school levy's and bonds.

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]

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: Digitally signed by Greg Flowers Date: 2018.07.09 17:04:30 -07'00'

Name of signee Greg Flowers Brandon Stepper

Position and Agency/Organization PBS Engineering and Environmental, Inc, survey manage

Date Submitted: 7/10/2018

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.