

SEPA ENVIRONMENTAL CHECKLIST

RECEIVED 12/8/25 COMMUNITY
DEVELOPMENT P25-022

PURPOSE OF CHECKLIST

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

INSTRUCTIONS FOR APPLICANTS

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

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

INSTRUCTIONS FOR LEAD AGENCIES

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

USE OF CHECKLIST FOR NONPROJECT PROPOSALS

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:
Houghton Plat
2. Name of applicant:
Rebecca Lynn Devere & Jeffrey James Houghton
3. Address and phone number of applicant and contact person:
Applicant: Rebecca Lynn Devere & Jeffrey James Houghton
911 Game Bird Loop
Ellensburg, WA 98926
509-426-3113 / 425-463-8254

Contact Person: Marc Kirkpatrick
Encompass Engineering & Surveying
110 South Oakes Avenue, #250
Cle Elum, WA 98922
509-656-4176
4. Date checklist prepared:
December 3rd, 2025
5. Agency requesting checklist:
City of Ellensburg Community Development
6. Proposed timing of schedule (including phasing, if applicable):
Final Plat 2026
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No, there are no plans for future additions, expansion or further activity.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A Critical Area Report was prepared by Sewall Wetland Consulting, Inc. December 19, 2023 and updated on February 20, 2025. The addendum states that during the spring and summer of 2025 the Category III wetland located on the site would be monitored. The monitoring was done to determine whether the wetland was still present without irrigation water being directed to the site. After monitoring was complete it was determined that the Category III wetland was still present and prevents any additional development.
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.

Preliminary and final plat approval, building, construction and SEPA review and determination.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project proposes to create 13 lots that are between ± 0.11 - ± 0.17 acres for single-family residences. A stormwater tract ± 0.09 acres and an open space tract ± 2.36 acres will also be created during the platting process.

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

The project is located in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 26, Township 18 N., Range 18 E., W.M., in the City of Ellensburg, Kittitas County, State of Washington. The Parcel is South of E. Bender Road and West of N. Airport Road.

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site:

Circle or highlight one: **Flat**, rolling, hilly, steep slopes, mountainous, other:

- b. What is the steepest slope on the site (approximate percent slope)?

5%

- 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.

Nack ashy loam and Woldale clay loam

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

There are no known surface indications or history of unstable soils 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.

Grading and clearing of the project site are proposed to accommodate the construction of new driveways, access road and homes. Any fill for the site would come from local quarries.

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.
Minor erosion is always possible with construction such as sedimentation and channelization. Erosion control measures will be put in place with construction to reduce these risks.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 1.16 acres.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.
Best Management Practices (BMPs) from the Washington State Stormwater Manual for Eastern Washington will be employed.

2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Air emissions from construction vehicles are anticipated to be consistent with the machinery typically used in residential construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odor that may affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
During construction, the contractor will manage dust control by use of water trucks and other means necessary. Each building permit will be reviewed for compliance with current regulations.

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 stream or river it flows into.
PSS1C Wetlands. A Critical Area Report for the project was completed on December 19, 2023 by Sewall Wetland Consulting, Inc.
- 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.
Portions of the western lots (5 thru 9) and the stormwater detention pond will be located within 200'. No permanent right-of-way will be within 200'.

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.

No fill or dredge material will be placed in or removed from the surface water or wetland during the platting of this property.

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

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.

Portions of the project site do lie within a FEMA 100-year floodplain according to the FEMA Flood Map Service Center Online (reference: flood map 53037C1070D, effective 09/24/2021)

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 waste materials will be discharged to surface waters.

b. GROUND:

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 a general description, purpose, and approximate quantities if known.

No, drinking water will be supplied by the City of Ellensburg.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.

Sewer services will be supplied by the City of Ellensburg.

c. WATER RUNOFF (INCLUDING STORMWATER)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be mostly detained in a detention pond and discharged to its natural location in accordance to the City of Ellensburg's stormwater standards. Additional information can be found in the attached preliminary stormwater memo.

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

It is unlikely that waste materials could enter ground or surface waters. During construction, TESC measures will be in place, or other Best Management

Practices, and the contractor will be required by the City of Ellensburg and Kittitas County to have a Stormwater Pollution Prevention Plan (SWPPP) in case of a problem with construction machinery.

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

No, the proposal does not alter or affect drainage patterns in the vicinity of the site.

4. Proposed measure to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any:

Implementation of Temporary Erosion and Sediment Control (TESC) and/or other Best Management Practices (BMPs), as required by code, addressing runoff and drainage will be evaluated during the building permit application. The contractor is required to have a SWPPP to manage any spills during construction.

4. PLANTS

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

☒ deciduous tree: alder, maple, aspen, other

☒ evergreen tree: fir, cedar, pine, other

☐ shrubs

☒ grass

☒ pasture

☐ crop or grain

☐ orchards, vineyards, or other permanent crops.

☒ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

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

☐ other types of vegetation

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

Vegetation removal will be the minimum necessary to construct the proposed single-family residences.

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

None known.

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

Typical single family residential landscaping will be proposed. Grass lawns, shrubs, & young trees.

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

None known.

5. ANIMALS

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: **hawk**, heron, **eagle**, **songbirds**, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

Common animals known to be in this area include songbirds, hawks and eagles.

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

There are no threatened or endangered species known to be on or near the site. Per the Information for Planning and Consultation US Fish and Wildlife Service website, there are potentially threatened and endangered species (Gray Wolf, Yellow-billed Cuckoo and Bull Trout) in the area, however, none of these species are known to exist on the site.

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

There are no known migration routes on the site.

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

There are no measures to preserve or enhance wildlife proposed at this time other than trying to maintain as much as the nature vegetation as possible.

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

There are no known invasive species on or near the site.

6. ENERGY AND NATURAL RESOURCES

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

Energy use will be consistent, and typical, to a single-family development including the use of electricity and natural gas.

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

It is not anticipated that this project would 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.

All homes will be built to the latest County and State energy code standards.

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 because of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

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

There is no known contamination at the site from present or past uses.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None 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.

There are no known toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction at any time during the life of the project.

4. Describe special emergency services that might be required.

There are no special emergency services anticipated to be required at this time beyond what is consistent with those typical of a residential community.

5. Proposed measures to reduce or control environmental health hazards, if any.

There are no proposed measures to reduce or control environmental health hazards at this time.

b. NOISE

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

Primary noise on site is from traffic on area roadways typical to a residential neighborhood and possible aircraft noise.

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)?

Typical noise from construction vehicles is anticipated on a short-term basis. Construction hours are weekdays from 8AM to 5PM with the exception of holidays. Minor noise from traffic or parking is anticipated in the long-term, which is typical of a residential neighborhood.

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

Construction hours will be limited to what is required by the City of Ellensburg. There are no additional measures to reduce or control noise impacts proposed at this time.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site has one inhabited single-family residence on site. There are two dwellings and one shed on the property, but only one structure is inhabited.

Single-family homes abut the property to the north, south, east and west. The proposal will not affect the land use on adjacent properties and is consistent with their existing use.

- 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 because 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?

None known. The project site is not being used as a working farmland or working forest land.

- c. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?

No, the surrounding area is residential and undeveloped land.

- d. Describe any structures on the site.

There is one inhabited single-family residence on site, one uninhabited dwelling and one shed.

- e. Will any structures be demolished? If so, what?

All internal structures will be removed. The external fencing will remain or be replaced.

- f. What is the current zoning classification of the site?

The current zoning classification of the site is Residential Suburban (R-S) and Airport Overlay Zone (Zone 6).

- g. What is the current comprehensive plan designation of the site?

The Comprehensive Plan Future Land Use designation of the site is Residential Neighborhood.

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

There is not a shoreline master program designation on the site.

- i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

There are wetlands and a 100 year Floodplain (Flood Zone AO) on the site. A Critical Area Report was completed December 19, 2023 by Sewall Wetland Consulting, Inc.

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

Approximately 27 people would reside in the 13 single-family residences that would be constructed, per the US Census Bureau ACS 2018-2022: 5-Year estimate for the City of Ellensburg that has an average household size of 2.04 persons.

- k. Approximately how many people would the completed project displace?

Project will displace current renter's family. 2 adults and 2 children.

- l. Proposed measures to avoid or reduce displacement impacts, if any.

Renter is already aware of the proposed development and has adequate time to find other housing.

- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposal is similar and compatible with existing surrounding land uses. The project proposes 13 single-family dwelling units, one stormwater tract and one open space tract on the ± 4.69-acre site, which is allowed and supported by the surrounding area's existing use and zoning. Density of the development will be compliant to City requirements.

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

There are no known agricultural and/or forest lands of long-term commercial significance nearby, therefore, no impact measures are proposed at this time.

9. HOUSING

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

The development will result in 13 single-family, middle-income residential homes.

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

Existing structures will be demolished removing an inhabited single family unit in order to develop 13 single-family units.

The existing house to be demolished and the proposed housing, are/will be middle-income housing.

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

There are no measures to reduce or control housing impacts proposed at this time.

10. AESTHETICS

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

The tallest height of any structure will be limited to 35 feet, per the City of Ellensburg's Development Standards and will be determined with final design. The exact building materials proposed have not yet been determined.

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

Views in the immediate vicinity would not be altered or obstructed.

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

There are no measures to reduce or control aesthetic impacts proposed at this time. The design of the project will be in conformance with the City of Ellensburg's Municipal Code.

11. LIGHT AND GLARE

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

There is a potential of glare from windows, which will be consistent with that of a single-family home.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

It is not anticipated that the finished project could be a safety hazard or interfere with views.

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

None known.

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

There are no measures to reduce or control light and glare impacts proposed at this time.

12. RECREATION

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

There are many hiking, biking, fishing and other various year-round outdoor recreational opportunities in the surrounding area. The project site is near Downtown Ellensburg for shopping and nearby parks.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No existing recreational uses will be displaced with the proposed project.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

13. HISTORIC AND CULTURAL PRESERVATION

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

There are no known buildings, structures or sites located on or near the site that are listed in or eligible for listing in national, state, or local preservation registers per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.

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

None known.

- 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.

No additional investigation regarding impacts to cultural and historical resources was undertaken as there's no knowledge of significant land use change on the land. The Department of Archaeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as including landmarks, features or other evidence of Indian or historic use or occupation. If any indications are discovered during construction, work will stop immediately, and the appropriate authorities will be notified.

- 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.

There are no measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources proposed at this time as no historical properties have been identified onsite or within the immediate vicinity of the project site.

14. TRANSPORTATION

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

N Airport Road will be accessed off a proposed right-of-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?

The nearest Central Transit stop is located approximately 0.15 miles away.

- c. 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).

Project proposes half street improvements along Airport Road.

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

Air transportation – Near Zone 6 of the Airport Operation Zone.

- e. 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?

10 daily trips per single-family lot is a good rule of thumb based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual*. The actual daily trip rate is 9.43 daily trips per single-family dwelling unit. The 9.43 trip rate is based on the current ITE *Trip Generation Manual*, 11th edition

Plat – 130 ADT

Peak hours during morning and evening work commute.

- f. 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.

The proposal will not interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no measures to reduce or control transportation impacts proposed at this time. Transportation impact fees may apply and will be paid accordingly.

15. PUBLIC SERVICES

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

This project will result in an increased need for public services due to the 13 new dwelling units proposed in the plat.

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

There are no measures to reduce or control direct impacts on public services proposed at this time.

16. UTILITIES

- a. Circle utilities currently available at the site: **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.

Proposed water and sewer utilities will be provided by the City of Ellensburg.

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.

X  _____

Type name of signee: Jeffrey Houghton

Position and agency/organization: Owner

Date submitted: 12/8/25

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

Do not use this section 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.