



## EXHIBIT "6" SEPA Checklist

PLANNING & PERMIT CENTER  
833 S. Spruce Street  
Burlington, WA 98233  
(360) 755-9717  
Email: [bplanning@burlingtonwa.gov](mailto:bplanning@burlingtonwa.gov)

FOR MORE INFO: <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-D-Non-project-actions>

## SEPA ENVIRONMENTAL CHECKLIST

ENVIRONMENTAL REVIEW IS REQUIRED BY THE STATE ENVIRONMENTAL POLICY ACT - KNOWN AS "SEPA"

### INTRODUCTION

Every major land use action requires environmental review. Environmental review is done at the same time as the review of all other land use permit components, such as plan review, conditional use permit or subdivision. All public hearings and meetings are consolidated so that the total proposal is considered at one time, rather than trying to artificially separate one issue from another.

The state mandated checklist is being revised, but until that lengthy process is complete, any project for which environmental review is required must complete the checklist form attached to this bulletin. **For new construction projects, a 4' by 4' Large Sign must also be posted on the property. See the Large Sign Standards for detailed posting requirements:** <https://www.burlingtonwa.gov/DocumentCenter/View/1364>

### ***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.

Reviewed by: Brad Johnson, Community Development Director

Date: June 7, 2023

SEPA Determination: MDNS - conditions for exterior lighting, septic decommissioning, and pedestrian access

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

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

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

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

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

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

1. Name of proposed project, if applicable: **204 East Sharon Street Townhomes**
2. Name of applicant: **Fifteen for Two, LLC**
3. Address and phone number of applicant and contact person:  
**1014 Hill Street, Mukilteo, WA 98275, (425) 903-0653**
4. Date checklist prepared: **March 28, 2023**
5. Agency requesting checklist: **City of Burlington**
6. Proposed timing or schedule (including phasing, if applicable):  
**Permitting - Spring 2023**  
**Construction - Summer 2023 to Spring 2024**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**Yes, the project is expected to be phased. Future plans include construction of additional multifamily buildings.**

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

**Groundwater Monitoring Report, Materials Testing & Consulting, April 2021**  
**Environmental Assessment Report, Stratum Group, February 2021**  
**Geotechnical Report, Materials Testing & Consulting, March 2020**

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.

**City of Burlington CUP/Site Plan Approval**  
**City of Burlington Grading/Civil Review Permit**  
**City of Burlington Building Permit**  
**Department of Ecology Construction Stormwater General Permit (NPDES)**

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.)

**The project includes a phased multi-family residential development. Exact phasing to be determined. At this time, Phase 1 includes construction of an approximate 4,682 square foot 5-plex and an approximate 3,744 square foot 4-plex on Lots A & D respectively. Phase 1 also includes construction of an access road through the site which will serve the full build-out, utility extensions, and utility service stubs. Future plans include construction of additional multifamily buildings on the remaining parcels. Removal of existing structures will be required during construction phases.**

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.

**204 East Sharon Avenue, Burlington, WA 98233**  
**Tax Parcel Numbers: P72722, P72723, P133618-P133627**  
**Site Area: 2.94 acres**

## **B. Environmental Elements** [\[HELP\]](#)

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

a. General description of the site:

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

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

**3%**

- 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.

**Urban land-Mt. Vernon-Field complex (#152)  
Mt. Vernon very fine sandy loam (#96)**

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

**Soils on the site are classified as having a moderate to high liquefaction susceptibility.**

- 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.

**Cut: The entire project is expected to have excess of 3,000 CY of excavation**

**Fill: The entire project is expected to have excess of 3,000 CY of filling**

**Total Grading Area: 2.94 acres**

**Source of Fill: Permitted fill site to be determined prior to construction.**

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

**Erosion may occur as a result of clearing and construction.**

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

**Approximately 70% impervious surface at completion of entire project.**

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

**An erosion control plan will be implemented for construction.**

## **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.

**Construction vehicle and equipment emissions may occur during the construction period. Tenant and mail courier vehicle emissions may occur once the project is completed. Emission quantities are unknown at this time.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None identified.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Contractor to monitor emissions output during the construction period.**

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

#### a. Surface Water: [\[help\]](#)

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.

**None identified.**

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.

**Not applicable.**

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.

**Not applicable.**

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

**No.**

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

**The site lies within the FEMA Floodzone C based on a Letter of Map Amendment Determination Document dated April 23, 2013.**

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

**No.**

#### b. Ground Water: [\[help\]](#)

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.

**No groundwater will be withdrawn.**

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.

**No waste material will be discharged to the ground.**

c. Water runoff (including stormwater):

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

**Stormwater runoff from the project will be managed on site with infiltration BMPs. All stormwater runoff from the shared driveway, roof areas, walkways and landscaping will be collected and routed to a series of infiltration trenches along the shared driveway for treatment and flow control. Groundwater is assumed to flow south following natural topography for approximately 1 mile until reaching Gages Slough, which drains to the Skagit River.**

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

**Not anticipated.**

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

**Not anticipated.**

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

**Natural drainage patterns will be maintained by infiltrating stormwater to the ground.**

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

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?

**Existing vegetation is limited to the perimeter along the north portion of the site. All existing vegetation (approximately 13 deciduous and coniferous trees along with several shrubs) is anticipated to be removed. Exact removal will be determined by landscape architect or planting professional.**

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

**None identified.**

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

**Landscaping will be installed to enhance vegetation. Landscape design will be prepared by landscape architect or other planting professional.**

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

**None identified.**

## 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.

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.

**None identified.**

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

**Yes. The site is part of the Pacific Flyway migration route.**

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

**Landscaping will be installed to enhance wildlife habitat.**

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

**None identified.**

## 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.

**Electrical power for building lighting. Natural gas for building heating.**

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

**Not anticipated.**

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:

**Energy efficient lighting or other state requirement means.**

## 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.

**None anticipated.**

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

**An environmental assessment was conducted on the project site and no releases or indication of contamination were observed in connection with past or present uses of the site.**

- 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 identified.**

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

**None anticipated.**

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

**None required.**

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

**None proposed.**

### b. Noise

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

**Traffic noise exists in the area but is not expected to impact 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.

**Short term: Construction vehicles and equipment noise on weekdays from 7 am to 5 pm.**

**Long term: Tenant and mail courier vehicle traffic.**

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

**Construction hours will be limited to weekdays during the daytime to control noise impacts.**

## 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.

**The existing site is developed with a towing business, autobody and detail shop, and commercial storage center. Several parcels on the northern portion are currently vacant. Adjacent land use varies and includes the Burlington Fire and Police Department, single-family residential, commercial/industrial businesses, and Fred Meyer department store.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**Not known.**

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:

**Not anticipated.**

c. Describe any structures on the site.

**Four commercial buildings ranging in size from 4,000 to 10,600 square feet.**

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

**The existing commercial buildings will be removed.**

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

**C-1 General Commercial District**

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

**Commercial**

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

**Not applicable.**

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

**The site was formerly within the FEMA Floodzone B of the Skagit River. However a Letter of Map Amendment Determination Document dated April 23, 2013 placed the site in Floodzone C.**

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

**Phase 1 : Approximately 18 people (2 per unit x 9 units).**

**Completed Project: Approximately 108 people (2 per unit x 54 units)**

**Residential units are expected to have 3 bedrooms. Occupants in each unit will vary. Exact phasing to be determined.**

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

**The full project is expected to be completed over several years. Existing buildings occupied by businesses will need to be demolished. The existing businesses will likely relocate. No displacement impacts are anticipated.**

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

**None proposed.**

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

**The proposed multifamily residential development is a conditional use under C-1 Commercial District Zoning per Burlington Municipal Code 17.50.070(A).**

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

**None proposed.**

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

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

**Exact phasing to be determined. Phase 1 will provide 9 middle income units. The completed project will provide approximately 54 units, but more units may be accommodated as the design progresses.**

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

**No housing units will be eliminated.**

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

**The project will provide new multifamily housing opportunities.**

## **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?

**The building height for units proposed is approximately 26 feet based on preliminary drawings. Building heights for future units have not been determined yet. Principal exterior building materials include hardi panel/vertical siding and stone veneer.**

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

**No view impacts are anticipated.**

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

**Proposed measures to control aesthetic impacts include modern building designs and site landscaping.**

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

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

**Exterior building lighting may occur during the evening hours.**

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

**Not anticipated.**

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

**None identified.**

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

**Exterior building lighting will be shielded and directed downward to control light or glare impacts.**

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

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

**Skagit Skate is located to the southeast of the project site.**

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

**Not anticipated.**

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

**None 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.

**None are known to our knowledge.**

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

**None are known to our knowledge.**

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

**The Washington State Department of Archaeology and Historic Preservation WISSARD database was reviewed.**

- 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.

**Land disturbance will be limited to the areas necessary for construction.**

#### 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.

**The existing site is served by East Sharon Avenue to the north. Proposed access to the site will be provided from East Sharon Avenue to the north and Cedar Street to the south**

- 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 site is not served directly by public transit (Skagit Transit). The nearest Skagit Transit stop is located 500 feet west of the site along S Burlingon Boulevard.**

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

**Parking for each unit will be provided in a 1-car garage and driveway. Phase 1 will provide 18 parking stalls. Full build out will provide approximately 108 parking stalls (exact number to be determined by multi-family units provided). Any area that was used for parking within phase 1 will not be available for parking.**

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

**No frontage improvements are planned at this time.**

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

**No.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

**Traffic information is based upon the ITE Trip Generation Rates 10th Edition for Low-Rise Multifamily. Phase one of the project (9-units) is expected to generate approximately 59 average daily trips (ADT) and 5 pm peak hour trips. The full build out of an assumed 54 units would generate approximately 356 trips and 30 pm peak hour trips.**

- 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.

**Not anticipated.**

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

**Proposed measures to control transportation impacts include driveway access from East Sharon Avenue and Cedar Street, and onsite parking for tenants.**

**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.

**The completed project will require all public services.**

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

**Proposed measures to reduce impacts on public services include new fire protection infrastructure.**

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

- 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.

**Water Service – Skagit Public Utility District No. 1**

**Sewer Service – City of Burlington**

**Natural Gas – Cascade Natural Gas**

**Electricity – Puget Sound Energy**

**Refuse Service – Waste Management Northwest**

**Communications – To be determined**

**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: *Tony Freeland*

Name of signee: **Tony Freeland**

Position and Agency/Organization: **Civil Engineer, Freeland & Associates, Inc.**

Date Submitted: **March 29th, 2023**

## **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.