Notice of Type II Development Review Application and Optional SEPA Determination of Non-Significance

The Clark County Department of Community Development has received an application for development review, as described below. Based on a review of the submitted application materials, the county expects to issue a Determination of Non-Significance (DNS) for the proposal allowed by state law and Clark County Code, Section 40.570.040(E) – Optional DNS Process. As lead agency, the county has determined that the requirements for environmental analysis, protection, and mitigation measures are adequately addressed in the development regulations and comprehensive plan adopted under Chapter 36.70A RCW, and in other applicable local, state, or federal laws and rules, as provided by RCW 43.21.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA. The proposal may include mitigation under applicable codes and the project review.

Comments received within the deadline will be considered in the review of the proposal. Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. No additional comment period will be provided unless probable significant environmental impacts are identified during the review process, which would require additional study or special mitigation. The proposal may include mitigation under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

Date of this notice: March 3, 2020

Closing date for public comments: March 15, 2020 – fifteen days from notice

Information regarding this application can be obtained by contacting the staff contact person listed below or in person at the Community Development Permit Center, 1300 Franklin Street, first floor, Vancouver, Washington, 98660.

Project Name: Lincoln Ridge Site Plan and Short Plat

Case Number: PLD-2020-00003/ WHR-2020-00030 / FOR-2020-00023

Request: The applicant is requesting Short Plat and Site Plan Review approval to divide an approximately 2-acre site made up of two parcels zoned R-18 and is proposing up to 30 multi-family units across 7 lots.

Location: 4810 NW Division Ave., Vancouver, WA 98663
Applicant: Kessi Consulting
James Kessi
6400 NE Hwy 99#G
Vancouver, WA 98665
360.991.9300
James Kessi@gmail.com

Contact Person: Same as applicant

Property Owner: Evelyn Vulliet
Post Office Box 8
Sherman, Ct 06787

Comp Plan Designation: UM

Parcel numbers: 101123-000, 101124-000

Township: 2 North Range: 1 East Section: NE 15

Neighborhood Contact: West Hazel Dell
Ila Stanek
360.573.7376
whdna@comcast.net

Staff Contact: Melissa Curtis
564.397.5870
Melissa.curtis@clark.wa.gov

Applicable code sections
Clark County Code: Title 14 (Building Safety), Title 15 (Fire Prevention), Chapter 40.200 (General Provisions), Section 40.220.020 (Residential & Office Residential District), Chapter 40.310 (Signs), Chapter 40.320 (Landscaping), Chapter 40.330 (Crime Prevention and Safety), Chapter 40.340 (Parking and Loading), Chapter 40.350 (Transportation & Circulation), Section 40.350.020 (Transportation Concurrency), Chapter 40.360 (Solid Waste and Recycling), Chapter 40.370 (Sewer and Water), Chapter 40.386 (Storm Water & Erosion Control), Chapter 40.430 (Geologic Hazard Areas), Chapter 40.440 (Habitat Conservation), Chapter 40.450 (Wetland Protection), Chapters 40.500 and 40.510 (Procedures), Section 40.520.010 (Legal Lot Determination), Section 40.520.020 (Uses Subject to Review & Approval) Section 40.520.040 (Site Plan Review), Chapter 40.540 (Boundary Line Adjustments & Land Divisions), Section 40.550.010 (Road Modifications), Chapter 40.570 (SEPA), Section 40.570.080 (SEPA Archaeological), Chapter 40.610 (Impact Fees), Title 24 (Public Health), RCW 58.17, and the Clark County Comprehensive Plan.

Application Filing date: January 14, 2020
Fully Complete date: February 18, 2020
Public Comment
The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Public Comment Deadline:  March 15, 2020

In person:  The Community Development Permit Center is located in the Public Service Center, first floor, 1300 Franklin Street, Vancouver, Washington 98660.

Mail:  Attn: Melissa Curtis
Department of Community Development
P.O. Box 9810
Vancouver, WA. 98666-9810

An accurate mailing address for those mailing comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Email:  Melissa.curtis@clark.wa.gov

SEPA Options
As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS - Determination of Significance**: The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);

- **MDNS - Mitigated Determination of Non-Significance**: The impacts can be addressed through conditions of approval, or;

- **DNS - Determination of Non-Significance**: The impacts can be addressed by applying the Clark County Code.

Responsible Official:  Dan Young, Community Development Director

Timelines and Process
Decisions on Type II applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information.

Community Development Web site - www.clark.wa.gov/development
- Weekly Preliminary Plan Review Status Report - includes current applications
- Pre-Application Conferences and Land Use Hearing agendas
- Applications and handouts for each type of land use permit
Appeals
The responsible official’s decision on the application may be appealed to the Hearing Examiner by the applicant or any person or group that qualifies as a “Party of Record.” To qualify as a party of record, you must have submitted written comments or a written request to be identified as a Party of Record within the comment deadline.

An accurate mailing address for those submitting comments must be included or they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision. An appellant must submit an appeal application and appeal fee within 14 calendar days after the written notice of the decision is mailed.

Refer to the Appeals handout for more information and fees.

SEPA Appeal
A procedural SEPA appeal is an appeal of the determination (i.e., determination of significance, determination of non-significance, or mitigated determination of non-significance).

A substantive SEPA appeal is an appeal of the conditions required to mitigate for probable significant issues not adequately addressed by existing Clark County Code or other law.

A procedural or substantive appeal must be filed within fourteen (14) calendar days of this determination, together with the appeal fee. Such appeals will be considered at a scheduled public hearing and decided by the Hearing Examiner in a subsequent written decision.

Attachments
- Proposed project site/land division plan
- Map of property owners receiving notice
Distribution
This notice is being provided to the following agencies with jurisdiction whose services may be impacted by implementation of this proposal:

Federal Agencies: U.S. Army Corps of Engineers - Enforcement Division

Tribes: Cowlitz Indian Tribe
Yakama Nation
Chinook Tribe

State Agencies: Department of Natural Resources (S.W. Region)
Department of Ecology
Department of Fish and Wildlife
Department of Transportation

Regional Agencies: Fort Vancouver Regional Library
Southwest Clean Air Agency
Vancouver-Clark Parks & Recreation

Local Agencies: Clark County Community Development
Land Use Review
Fire Marshal's Office
Clark County Public Health
Clark County Public Works
Development Engineering
Transportation Division
Clark County Conservation District
Clark County Water Resource Council
City of Vancouver Transportation

Special Purpose Agencies: Fire Protection District # 6
City of Vancouver Water/Sewer

The Media
The Columbian
The Oregonian
The Reflector
Vancouver Business Journal
The Post Record

Other: Applicant
Clark County Neighbors
Clark County Natural Resources Council
Clark County Citizens United
C-Tran
Neighborhood Association

Additional attachment for agencies:
- SEPA checklist
A. Background

1. Name of proposed project, if applicable: *Lincoln Ridge Site Plan*

2. Name of applicant: *Kessi Engineering & Consulting*

3. Address and phone number of applicant and contact person:
   
   6400 NE Hwy 99, Ste G169
   
   Vancouver, WA 98665
   
   Tel: (360) 991-9300

   Contact person: *James Kessi*

4. Date checklist prepared: *December 2019*

5. Agency requesting checklist: *Clark County*

6. Proposed timing or schedule (including phasing, if applicable):
   
   Construction of the first phase to begin as soon as land use approval is obtained and weather permits, as soon as summer or fall 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
   *No plans for future additions are known at this time. Project will be constructed in a single phase.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
   *Stormwater Report, Soil analysis report, Groundwater monitoring, Archaeological Predetermination.*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by our proposal? If yes explain.  
   *None known.*

10. List any government approvals or permits that will be needed for your proposal, if known  
    *Preliminary plat and final plat approval for a Site Plan and Short Plat, a forest practices permit, SWPPP, Final Construction Plans approval, Habitat Permit, Geo Hazard Permit.*

11. Give a 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. 
    *Subdivide the existing approximately 2 acres into 7 units with up to 30 new multi-family units. The site will be graded and utilities and streets installed to serve the created lots.*
12. Location of the proposal:
The project is approximately located 4810 NE Division Ave Vancouver, Wa 98663. (SE ¼ of Section 15, T2N, R1E, WM) The site is comprised of 2 existing parcels: 101123000 & 101124000. See attached proposed Site Plan plan and GIS packet for more info.

B. Environmental Elements

1. Earth

   a. General description of the site: flat, rolling, hilly, steep slopes, mountainous, other.
      The site is flat to rolling to the west, with steeper slopes to the east.

   b. What is the steepest slope on the site (approximate percent slope)?
      0 - 5 percent, 28.7% of parcel
      5 - 10 percent, 47.6%
      10 - 15 percent, 7.9%
      15 - 25 percent, 10.2%
      25 - 40 percent, 5.6%

      In order to address steeper slopes on portions of the property a geotechnical report has been included as part of this application. The recommendations outlined in this report will be followed. Geotechnical engineering will be carefully implemented during construction to ensure the safety of any future site improvements. Please note that wherever possible, these areas will be avoided.

   c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.
      WnD, 87.6% of parcel
      WnG, 12.4%

   d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
      None known.

   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
      The amount of earthwork on the project could be up to twenty thousand cubic yards of cut and fill. Source of cut and fill will primarily be native on-site material, in addition several thousand cubic yards of fill and/or imported crushed aggregate from local gravel pit sources may be used during construction.

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
      Erosion could occur during clearing or construction, although the site will infiltrate all water on-site. The project will comply with all applicable erosion control ordinances. An erosion control plan will be included in the construction plans to be submitted for the approval of the
director of development review prior to construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt to buildings). Approximately up to 65-70% of the site will contain impervious surfaces from roadways and buildings.

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

Erosion control best management practices (BMP) measures, such as silt fences, construction entrances, and wood grinding filtration berms and inlet protection, jute matting, cover crop planting, and appropriate erosion control techniques will be employed to minimize potential erosion impacts. All stormwater is proposed to be infiltrated and remain on site and this will also minimize impacts. Specific erosion control measures will be implemented as part of the final site specific SWPPP as well as responsibilities and record-keeping requirements will be assigned to the construction contractor.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Temporary air emissions associated with construction equipment will result from the proposal during construction. Typical air emissions associated with normal residential uses will result after construction is completed.

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

None known.

c. Proposed measures to reduce or control emissions or other impacts to air, if any. Standard emission control for equipment. Watering as necessary to control dust during construction. Trees shrubs and vegetation will be planted on the lots for landscaping after construction. The use of modern construction techniques and energy efficient HVAC systems in the future homes construction will be encouraged.

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.

None known.
2) Will the project require any work over, in, or adjacent to (within 200 feet) the described water? If yes, please describe and attach available plans.
   
   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.
   
   None.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
   
   No.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.
   
   No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.
   
   No.

b. Ground water:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.
   
   No additional water will be withdrawn. After water quality treatment, treated stormwater will be recharged back into the ground via infiltration. See the Preliminary Stormwater report for more description and for approximate quantities.

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 units to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
   
   None expected from septic tanks as all new lots will drain to the public sanitary sewer system.

c. Water runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.
   
   The source of the stormwater runoff will primarily be from the site's newly created impervious surfaces. Any new impervious surfaces created with this application will be collected and treated prior to infiltration on site.

2) Could waste materials enter ground or surface waters? If so, generally describe.
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The source of the stormwater runoff will primarily be from the site's newly created impervious surface. Any new impervious surfaces created with this application will be collected and treated prior to infiltration on site.

4. Plants:

a. Underline types of vegetation found on the site:

1) Deciduous tree: alder, mapl, ash, vine maple, hazelnut, Oak

2) Evergreen tree: cedar, fir

3) Shrubs: various shrubs, sword fern, thimbleberry, blackberry, Oregon grape

4) Grass: field grasses, fescue, ryegrass

5) crop or grain: n/a

6) wet soil plants: none

7) water plants: n/a

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

This project contains typical vegetation associated with the area. Most of the Deciduous and Evergreen trees will be removed as necessary for the grading of the site and construction of streets and other utilities. Several Oregon White Oaks exist on-site, these trees will be saved where possible, while the trees proposed to be removed will be mitigated via credits in an Oak Habitat Bank.

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

No threatened or endangered species of plant are known to be on or near the site.

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

Future owners will landscape and plant vegetation in yards and on individual lots. The project will attempt to preserve some existing native vegetation if feasible in areas not requiring grading, or along property lines. Landscape buffers will be installed along project boundaries as required by Clark County.

5. Animals

a. Underline any birds and animals, which have been observed on or near the site or are known to be on or near the site:
1) birds: songbirds, ducks, geese, other:

2) other mammals: deer, rabbit, skunk, raccoon, other: mice

b. List any threatened or endangered species known to be on or near the site.
   None known.

c. Is the site part of a migration route? If so, explain.
   Yes, the site is part of the Pacific Flyway which compromises much of the Pacific Northwest and Canada.

d. Proposed measures to preserve or enhance wildlife, if any:
   The proposed measures to help wildlife are landscaping and planting new trees in future yards, lots, and planter strips by future owners.

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.
   Electricity and natural gas (if available) will be the primary source of energy for the future site units.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
   Not expected, except the removal of trees may actually increase solar potential on 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:
   No additional measures are proposed with these plans since they are short term, however, energy efficient homes will be encouraged to be constructed on the site to promote long term energy conservation.

7. Environmental Health.

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.
   None known.

1) Describe special emergency services that might be required.
   Typical emergency services police, fire, ambulance are required but the site does not require any other special emergency services.

2) Proposed measures to reduce or control environmental health hazards, if any.
   The project will include the construction of public fire hydrants per Fire Marshal standards.
b. Noise.

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
   *Common residential noises are typical of the surrounding area.*

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: Sound created by construction equipment until the construction is completed. Construction hours and noise will comply with Clark County Code requirements.*
   *Long term: Typical noise associated with residential uses.*

3) Proposed measures to reduce or control noise impacts.
   *Construction hours and noise will comply with Clark County Code requirements.*

8. Land and Shoreline Use.

a. What is the current use of the site and adjacent properties?
   *Urban residential property.*

b. Has the site been used for agriculture? If so, describe.
   *Not known.*

c. Describe any structures on the site.
   *One existing residence, which was removed in anticipation of future development.*

d. Will any structures be demolished? If so, what?
   *All structures have previously been removed.*

e. What is the current zoning classification of the site?
   *R-18*

f. What is the current comprehensive plan designation of the site?
   *Urban Medium Density Residential*

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 an "environmentally sensitive" area? If so, specify.
   *No area is required by County Code to be protected as sensitive. Several Oregon White Oaks exist on-site, these trees are classified as habitat area and will be saved where possible, while the trees proposed to be removed will be mitigated via credits in an Oak Habitat Bank.*

i. Approximately how many people would reside or work in the completed project?
The proposed Site Plan will provide up to 30 new units. Assuming 2.7 persons per unit, about 81 persons would reside in the completed project.

j. Approximately how many people would the completed project displace?
   Up to 30 units are proposed to replace no units, so no persons would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:
   The creation of new residential units.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
   The project has been designed to comply with the County land use standards and requirements for the zoning.

9. Housing

a. Approximately how many units are provided, if any. Indicate whether high, middle, or low-income housing.
   One existing medium income residence existed on site and 30 additional multi-family low to middle income units are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
   Each lower income existing family residence may be retained and updated from the site and/or replaced with a new lower to middle income unit.

c. Proposed measures to reduce or control housing impacts, if any:
   Ultimately the new housing units will be available for residents to provide new and more housing choices and opportunities for local residents.

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?
   Any future units within the Site Plan are to be permitted later under a separate building permit process in compliance with County code. Any future units will be less than the maximum allowed height as allowed for the zoning and will likely be constructed with wood or cement board exterior siding, but that will be determined by the future builder or homeowner at the time of individual building permit application.

b. What views in the immediate vicinity would be altered or obstructed?
   Some local views may be altered by removing the trees and shrubs.

c. Proposed measures to reduce or control aesthetic impacts, if any:
   Landscaping and fences will likely be provided with the project at the time of housing construction.

11. Lighting and Glare
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
   The site will produce typical light and glare associated with residential uses.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
   Not likely. All dwelling lighting and street lighting will meet applicable standards.

c. What existing off-site sources of light or glare may effect your proposal?
   None known.

d. Proposed measures to reduce or control light and glare impacts, if any:
   Lighting within the development will be the latest building codes and building standards
   and that may include glare reduction features if required.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?
   There are several parks in the surrounding area.

b. Would the proposed project displace any existing recreational uses? If so, describe.
   No.

c. Proposed measures to reduce or control impacts on recreation, including recreation
   opportunities to be provided by the project or applicant, if any:
   Park Impact Fees will be paid to contribute for future park infrastructure and park land
   acquisition.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local
   preservation registers known to be on or next to the site? If so, generally describe.
   No known sites are located on or next to the site.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.
   None known.

c. Proposed measures to reduce or control impacts, if any:
   A Clark County Archaeological Predetermination Study/Cultural Resources Report for
   the site was completed and no significant sites were identified or found. DAHP has been
   notified and provided a copy of the findings.

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to
   the existing street system. Show on site plans, if any.
The site will gain its access via proposed Ridgecrest Court, which is accessed via NE Newhouse Road to provide access to the site.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
   One C-Tran route runs near the site along Hazel Dell Ave as identified in the GIS packet.

c. How many parking spaces would the completed project have? How many would the project eliminate?
   The completed project will create a minimum of 2 spaces per lot. No parking spaces will be removed.

d. Will the proposal require any new road or streets, or improvements to existing roads or streets, including driveways? If so, generally describe (indicate whether public or private).
   New roads will be constructed on and to the site.

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
   No.

f. How many vehicular trips per day would be created by the completed project? If known, indicate when peak columns would occur.
   The development would create about an additional 270 trips per day with 27 peak pm trips once the project is completed.

g. Proposed measures to reduce or control transportation impacts, if any:
   The proposed measures to reduce or control impacts include the payment of traffic, park, and school, impact fees at the time of each home construction.

15. Public services

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

b. Proposed measures to reduce or control direct impacts on public services, if any.
   The proposed measures to reduce or control impacts include the payment of traffic, park, and school, impact fees at the time of each home construction.

16. Utilities

a. Utilities currently available at the site: Electricity, water, sewer, natural gas, phone

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.
Electricity: Clark Public Utilities
Water: City of Vancouver
Sewer: City of Vancouver
Natural Gas: Northwest Natural Gas
Telephone: Qwest, CenturyLink, Verizon, Xfinity, or whatever the current local provider is at the time of construction

C. Signature.

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

Signature: James Kessi

Date submitted: 12-16-19
D SEPA Supplemental sheet for non-project actions

Instructions:

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 of the proposal and the types of activities likely to result from this proposal. Please respond briefly and in general terms.

1. How would the proposal 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 use or affect environmentally sensitive areas or those 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? Will it 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 whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.