

## SEPA ENVIRONMENTAL CHECKLIST

### *Purpose of Checklist:*

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

### *Instructions for Applicants:*

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

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

### *Instructions for Lead Agencies:*

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

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

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:  
**Amendments to the *Woodway Municipal Urban Growth Area Subarea Plan* that includes renaming the subarea plan to *Point Wells Subarea Plan 2020* and the related actions (197-11-060 (3)(b)) of amendments to the Urban Village Zone District (WMC 14.40) and adopting a new chapter entitled Urban Village Design Standards (WMC 14.60).**
2. Name of applicant:  
**Town of Woodway**
3. Address and phone number of applicant and contact person:  
**Town of Woodway  
23920 113th Place West  
Woodway, WA 98020-5299  
206-542-4443**  
  
**Bill Trimm, FAICP**
4. Date checklist prepared:  
**September 15, 2020**
5. Agency requesting checklist:  
**Dept. of Ecology**
6. Proposed timing or schedule (including phasing, if applicable):  
**This is a non-project action and is scheduled to be presented to the Planning Commission for a public hearing on October 21, 2020 and to two public hearings before the Town Council on November 2<sup>nd</sup> and December 7<sup>th</sup>, 2020.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**There are no specific plans for additional revisions to the plan or zone district documents.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Environmental documents that have been prepared that directly relate to this proposal include the DNS on the Woodway Comprehensive Plan 2004, and DNS on the periodic update to the Woodway Comprehensive Plan 2015 and Development Regulations (that incorporates the Woodway Municipal Urban Growth Area Subarea Plan adopted in 2013) and the DNS on the Woodway Shoreline Management Plan 2019 .**

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.

**An individual project application for a mixed-use development project is pending within the currently unincorporated portion of the subarea and is being reviewed by Snohomish County for consistency with its plan and development regulations.**

10. List any government approvals or permits that will be needed for your proposal, if known.  
**The 60-day Notice to the Dept. of Commerce to review the plan and development regulations for consistency with the provision of the Growth Management Act, review by the Dept. of Ecology of the SEPA declaration and approval by the Woodway Town Council.**

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 proposed action is the adoption of amendments to the *Woodway Municipal Urban Growth Area Subarea Plan*. The existing subarea plan is to be renamed *Point Wells Subarea Plan 2020* that encompasses both the upland area known as the “Upper Bluff” and the waterfront area referred to as “Point Wells”. The proposal seeks to amend the vision statement, goals and policies of the current subarea plan related to Point Wells and amend the Urban Village Zone District to include an expansion of permitted uses, refined bulk regulations and development standards, including urban design standards to implement the goals and policies of the subarea plan related to Point Wells. The Urban Village Zone District would be applied to the Point Wells area upon annexation. The proposal does not include amendments to the Urban Restricted zone district that implements the goals and policies related to the Upper Bluff portion of the subarea which was annexed to the Town in 2015.**

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 proposed changes would amend the *Woodway Municipal Urban Growth Area Subarea Plan* and Urban Village zone district. The subarea plan encompasses the upper bluff area of Woodway and unincorporated Point Wells. Amendments to the Urban Village zone district would only apply to Point Wells following annexation. All proposed changes are of a non-project nature.**

**The Town of Woodway is located in Southwest Snohomish County and is bounded on the north and east by the City of Edmonds, on the west by Puget Sound and the**

unincorporated area known as Point Wells and on the south by the City of Shoreline located in King County.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other...

**The Point Wells Subarea is characterized by two distinct geographic areas. The Upper Bluff area includes a gently sloping topographic bench and a steep undevelopable bluff/escarpment. Point Wells area is generally characterized as relatively flat land that fronts on Puget Sound.**

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

**The steepest slope is greater than 40%, however the proposal is a non- project action and does not recommend project actions on a specific site.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

**The proposal is a non- project action and does not recommend project actions on a specific site.**

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

**Yes, landslides have occurred on the bluff area of the proposal.**

- 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.

**No filling or grading is expected as a direct result of this non-project action. Development proposals that are proposed subsequent to the adoption of the plan and development regulations and annexation would be evaluated for consistency with the updated plan and relative to applicable local, state and federal regulations on an individual project level basis.**

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

**No erosion would result from the adoption of this non-project proposal. Development proposal that are proposed subsequent to the adoption of the plan and development regulations and annexation would be evaluated for consistency with the updated plan/development regulations and relative to applicable local, state and federal regulations on an individual project level basis.**

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

**The proposal is to update the Woodway Municipal Urban Growth Area Subarea Plan and development regulations and does not relate to a specific project. Future development proposals following annexation will be evaluated and subject to adopted plan policies and development standards.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**As a non-project proposal, no specific development proposal is presented. Future development will need to conform to current Town engineering standards.**

## 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.

**No emissions will be generated from this non-project action. Future development will need to conform to current local, state and federal air quality standards.**

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

**None that will affect the non-project action of amendments to the subarea plan and development regulations.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Future development will need to conform to current local, state and federal air quality standards.**

## 3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The Point Wells Subarea is adjacent to and fronts on Puget Sound.**

- 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

**No. This is a non-project action**

- 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 the fill material.

**This is a non-project action.**

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

**No surface water withdrawal or diversions are contemplated by this non-project action.**

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

**This is a non-project action. Future development proposals will be evaluated and subject to review with the Town's critical area ordinance.**

- 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, this is a non-project action.**

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No, this is a non-project action. Future development proposals will be reviewed for consistency**

- 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.

**None. This is a non-project action.**

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.

**This is a non-project action. Project level reviews will condition approvals to avoid or mitigate impacts.**

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

**No. This is a non-project action.**

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

**No. This is a non-project action.**

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

**This is a non-project action and does not relate to a specific project. Future development reviews will address water-related impacts pursuant to the Town's current development regulations.**

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?

**No vegetation will be removed with this non-project proposal. However, the Town's Tree preservation ordinance strictly controls the amount of tree removal with development application review.**

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

**There are several designated eagle habitat areas located within the Town limits. The Washington State Fish and Wildlife Dept have prepared specific management plans for them.**

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

**This is a non-project action.**

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

**Himalayan Blackberry, purple loosestrife, scottsbroom**

5. Animals

- 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.  
**Puget Sound Chinook and Bull Trout are listed as threatened species and Puget Sound Orcas are listed as endangered under the Endangered Species Act in 2001.**
- c. Is the site part of a migration route? If so, explain.  
N/A
- d. Proposed measures to preserve or enhance wildlife, if any:  
**The Town's Conservation Element contains specific policies related to the protection and preservation of wildlife habitats contained within the Town borders. Implementation of the policies occur with the application of the Town's critical area ordinance that is applied to project level development proposals.**
- e. List any invasive animal species known to be on or near the site.  
None known

## 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.  
N/A
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
**This is a non-project action.**
- 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:  
**This is a non-project action.**

## 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.  
**This is a non-project action. Given that the site is currently used as an asphalt plant and previous petroleum storage site, extensive toxic investigations will be required as part of the submittal requirements of any proposed project-related action.**
- 1) Describe any known or possible contamination at the site from present or past uses **See above.**

- 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.

**See above**

- 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.

**See above**

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

N/A

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

N/A

b. Noise

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

**This is a non-project action that will not be affected by any existing noise levels in the community.**

- 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.

**This is a non-project action.**

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

**This is a non-project action. Future development proposals will be evaluated for their respective noise generation and mitigation measures will be employed at the project review level.**

## 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 current land use of the Upper Bluff area is vacant land. Lands situated east, south and north of the Upper Bluff area are residential. The current use of Point Wells is industrial. Puget Sound surrounds the area on the west, north and south. Vacant land surrounds the Point Wells area on the east. The proposal will affect the current use of the site that is currently industrial that is not listed as a permitted or conditional use in the Urban Village zone text. The proposal will not affect adjacent properties.**

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

N/A

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

N/A

- c. Describe any structures on the site.

**The Point Wells area is occupied with industrial facilities related to asphalt storage and distribution.**

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

N/A

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

**The Upper Bluff portion of the subarea is zoned Urban Restricted in the Town and the Point Wells area is zoned Planned Community Business in Snohomish County.**

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

**The Upper Bluff is planned as Urban Restricted and the Point Wells area is planned as Urban Village.**

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

**Point Wells Urban.**

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

**The Town's critical area ordinance designates wetlands, streams, geologic hazard areas and aquifer recharge areas as sensitive areas. Snohomish County has designated a portion of the land east of the BNSF railroad tract as geologic hazard area.**

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

**The current population of the subarea is 0. Anticipated population and employment would be determined from the intensity and density of proposed land use types.**

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

**See i. above**

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

N/A

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

**The proposal is the update of the existing subarea plan and development regulations. Proposed development projects will be evaluated to be consistent with adopted plans in the proposed Point Wells Subarea Plan 2020.**

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

N/A

## 9. Housing

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

**This is a non-project action. If implemented pursuant to the subarea plan policies and development regulations, approximates 400-800 units could be provided.**

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

**N/A This is a non-project action.**

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

**N/A This is a non-project action.**

## 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?

N/A

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

N/A

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

N/A

## 11. Light and Glare

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

N/A

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

N/A

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

N/A

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

N/A

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Saltwater Park in the City of Shoreline**

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

N/A

- 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.

N/A

- 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.

N/A

- 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.

N/A

- 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.

N/A

## 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.

**The Upper Bluff area of the subarea is served by 236th St. W. The Point Wells area is served by Richmond Beach Drive.**

- 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?  
**No, approximately ½ mile.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
**N/A**
- 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).  
**N/A**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
**N/A**
- 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?  
**Although this is a non-project action, subarea plan policies and zoning provisions state that any proposed project that implements the subarea plan and urban village zone district would be limited to 4000ADT.**
- 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.  
**N/A**
- h. Proposed measures to reduce or control transportation impacts, if any:  
**N/A**

## **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.  
**N/A**
- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**N/A**

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

**The Town is served with all of the above utilities**

- 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.

**N/A**

**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: Bill Trimm

Name of signee: **Bill Trimm, FAICP**

Position and Agency/Organization: **Town Planner, Town of Woodway**

Date Submitted: **September 21, 2020**

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**  
(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?

**The proposal would not directly increase discharges to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Following annexation to the Town, all development in the subarea would be subject to applicable local, state, and federal regulatory requirements, including building code, fire code, and surface water design standards.**

Proposed measures to avoid or reduce such increases are:

**None proposed as the proposal will not increase discharges, emission, noise or toxic hazards.**

2. How would the proposal be likely to affect plants, animals, fish or marine life?  
**Following annexation to the Town, future development applications will be reviewed consistent with the Town's Critical Area Regulations.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

**The proposed amendments to the Conservation Policies of the subarea plan provide for the protection of flora and fauna communities. Following annexation development occurring under the subarea plan and development regulations will be subject to the critical area regulations.**

3. How would the proposal be likely to deplete energy or natural resources?  
N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

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?

**Subarea plan Conservation policies provide for the identification and avoidance of impacts to the subarea's sensitive environments. Following annexation, development**

**proposals will be reviewed for consistency with the subarea plan policies and critical area regulations.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**Application of the Town's critical area regulations following annexation.**

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?

**The subarea plan and development regulations apply to the upland portions of the waterfront area of Point Wells. The policies refer to the Town's Shoreline Master Program 2019 for policy and regulatory provisions of the shoreline area. Following annexation, any development applications in the Shoreline area would be subject to the policies and regulation in the SMP.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The subarea plan and development regulations will not affect the demand on transportation and public services.**

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposed amendments to the subarea plan and development regulations do not conflict with local, state, or federal laws.**