

SEPA ENVIROIMENTAL CHECKLIST

RODRIGUEZ
COMERCIAL SITE

Parcel Number- 00611600009300
4203 78th ST SW
Mukilteo, WA 98275

BY
BRL Services LLC

AUGUST 11, 2021
BRL SERVICES LLC
2221 Everett Ave ste#203, Everett, WA 98201

SEPA CONTACTS AND PROFESSIONALS

APPLICANT

Name: [JIREH ASPHALT AND CONC INC](#)
Contact Person: [Johnny Rodriguez](#)
Address: [10121 Evergreen Way # 25-515](#)
City: [Everett](#) State: [WA](#) Zip: [98204](#)
Phone(s) [425.737.6355](#)
E-mail: info@jirehconstructioninc.com

PROPERTY OWNER

Name: [JIREH ASPHALT AND CONC INC](#)
Contact Person: [Johnny Rodriguez](#)
Address: [10121 Evergreen Way # 25-515](#)
City: [Everett](#) State: [WA](#) Zip: [98204](#)
Phone: [425.737.6355](#)
E-mail: info@jirehconstructioninc.com

SURVEYOR

Company Name: [West Alliance, LLC](#)
Contact Person: [David West P.L.S](#)
Address: [1314 Ash Way](#)
City: [Everett](#) State: [WA](#) Zip: [98204](#)
Phone: [509.630.0783](#)
E-mail: matrixsurveyor@live.com

CIVIL ENGINEER

Company Name: [BRL Services LLC](#)
Contact Person: [Brian Lindsay](#)
Address: [2221 Everett Ave Suite 203](#)
City: [Everett](#) State: [WA](#) Zip: [98201](#)
Phone: [425.259.5556](#)
E-mail: Brian@brlservicesllc.com

CRITICAL AREA/WETLANDS

Company Name: [B & A Inc.](#)
Contact Person: [AJ Breadberg](#)
Address: [3303 43rd Street](#)
City: [Gig Harbor](#) State: [WA](#) Zip: [98335](#)
Phone: [253.858.7055](#)
E-mail: ajb@wa.net

GEOTECH

Company Name: [x.](#)
Contact Person: [x](#)
Address: [x](#)
City: [x](#) State: [WA](#) Zip: [x](#)
Phone: [x](#)
E-mail: [x](#)

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 [\[HELP\]](#)

1. Name of proposed project, if applicable:

Rodriguez Commercial Site

2. Name of applicant:

Johnny Rodriguez

3. Address and phone number of applicant and contact person:

Johnny Rodriguez

10121 Evergreen Way Ste# 25-515

Everett, WA 98204

info@jirehconstructioninc.com

425-737-6355

4. Date checklist prepared:

August 11, 2021

5. Agency requesting checklist:

City of Mukilteo

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

It is anticipated to have Preliminary Plat/PUD approval by December 2021, with Civil Construction permits issuance in March of 2022. It anticipated that Civil Construction drawings will be about 80% complete at time of Preliminary Plat/PUD approval with final civil design drawing completion within 30 days of such approval. It is anticipated Civil Construction permits being issues in March 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions, expansion, or further activity related to or connected with this proposal.

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

There are No Known environmental issues with the subject property or surrounding properties and is not listed on any Snohomish County or City of Mukilteo environmental maps or notices.

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 at this time.

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

Applicant will make the following applications through the City of Mukilteo:

Preliminary Plat Application

PUD Application

SEPA

Fill & Grade Permit

Civil Plan Approval

Utility Permits

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 subject property is made up of one ownership by the Jireh Asphalt and Concrete INC records indicate an area of approximately 4.50 acres located in the jurisdiction of City of Mukilteo. The proposed development will take place on most of the site approximately 2.10 acres into a Commercial Site.

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 project is located at 4203 78th ST SW, Section 10, Township 28 North, Range 04 East, NE Quarter Parcel number 00611600009300. The new Commercial site will have one main access point located off 78th ST SW. See attached location map, conceptual site plan, legal description, vicinity, and topographic maps.

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

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

a. General description of the site:

The property are old undeveloped farmland. The subject properties are flat with less than 2% of the slope running east/west and north/south.

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

Less than 2%

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.

Alderwood gravelly sandy loam, 0 to 8 percent slopes.

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

None known

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.

The developed areas of the site will fill and grade using onsite materials to accommodate the proposed Commercial and storm water facilities. Cut and fill will be balanced on site as much as possible; however, if import/export of fill is required, it will be transferred to/from an approved site. Approximately 6,000 cubic yards of grading could occur throughout site development for site grading, pond excavation, and parking area construction.

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

Erosion could occur during construction activities. Temporary Erosion and Sedimentation Control (TESC) measures will be implemented prior to construction, which includes installing drainage ditches, silt control fences and sedimentation control ponds, as required by the City of Mukilteo.

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

Less than 50% percent of the site may be covered with impervious surfaces.

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

A TESC plan will be prepared in accordance with City of Mukilteo regulations to be included with the site development plans. The contractor shall implement installation and maintenance of the TESC plan upon commencement of construction activities.

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.

The project will generate minor emissions to the air, both during construction and following the development completion. During construction, air impacts may result from the construction vehicle emissions and airborne dust resulting from earthwork activities. As long as good construction management practices are followed, emissions related to the construction would be short-term and relatively minor.

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

Off-site sources of emissions include 78th ST SW. These emissions are not anticipated to affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Under Puget Sound Clean Air Agency's REGULATION, I, Section 9.15 contractors will be required to take all reasonable precautions to avoid or minimize fugitive dust emissions. These precautions and control measures may include street cleaning to prevent dirt, mud and other debris deposits on paved roadways open to the public and a water truck for dust control. With such control measures in place, the potential for off-site air quality impacts is small.

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.

The nearest surface water body is over mile away from the proposed site. No impacts are anticipated

- 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 work will take place within 200 feet of any body of water.

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

Indicate the source of fill material.

No work will take place within 200 feet of any body of water.

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

No surface water withdrawals or diversion will take place as a part of this proposal.

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

No, the area where development is proposed is outside the 100-year floodplain.

- 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, the proposal does not involve any discharge of waste materials to surface waters.

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 ground water withdrawals or discharge to groundwater are part of this proposal.

- 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 into the ground by this project.

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.

All stormwater runoff from the proposed development will be collected and conveyed via underground pipes to the proposed combined detention and storm water facility.

The storm water facility will be designed in accordance with the City of Mukilteo Surface Water Design Manual.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Waste material would not enter the ground or surface waters as part of this proposal.

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

No impacts of drainage patterns in the vicinity of the site.

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

Stormwater will be directed through catch basins and underground pipes to the proposed stormwater detention/wet pond facility to be designed in accordance with the City of Mukilteo Surface Water Design Manual.

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?

Where development will take place almost all of the vegetation will be removed to accommodate the commercial site and drainage facilities.

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

The applicant is not aware of any threatened or endangered plant species 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:

A landscaping plan will be prepared to provide internal landscaping for open space areas and the stormwater facility as required.

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

The applicant is not aware of any noxious weeds or invasive species on or near the property.

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.
The applicant is not aware of any threatened or endangered animal species known to be on or near the site.

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

Unknown if the site is part of migration route.

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

Unknown at this time.

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

Unknown if any invasive animal species known to be on or near the site.

6. Energy and Natural Resources [\[help\]](#)

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

Electricity and/or natural gas will be used for residential lighting, heating, appliances and/or street lighting for the proposed development.

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

No, the project will not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Commercial Site will be designed to meet the requirements of the Washington State Energy Code for glazing, insulation, etc.

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.

No environmental health hazards are associated with this project or site.

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

No known contamination at the site from present or past uses.

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

No existing hazardous chemicals/conditions that might affect project development and design located within the project area and in the vicinity.

- 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.

No toxic or hazardous chemicals will be stored, used, or produced during the project's development or construction.

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

No need for special emergency services is anticipated; however, typical medical aid, police, and/or fire services may be called to respond to accidents.

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

There are no environmental health hazards associated with the development.

b. Noise

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

Types of noise that exist in the area is residential traffic from 78th ST SW.

- 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.

Noise levels in the area are moderate and related to automobile traffic from 78th ST SW.

The additional residence will not significantly increase noise levels.

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

No noise reduction measures are proposed at this time.

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 property past and current use is vacant. Adjacent properties are an airport and other farms.

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?

The applicant is not aware of any farmland or forest land tax status has been granted to the current property owner and does show up on title.

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:

No, the proposal will not affect surrounding working forest land.

c. Describe any structures on the site.

No structures on the site.

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

No structures will be demolished.

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

The current zoning classification of the site are as follows:

2720069002 = County-UR-SO- Urban Reserve, One Du Per 5 Acres – Special Overlay

2720069037 = Enumclaw-R-2- Residential 2 (8,400 Sq. Ft.)

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

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

The site is not in a current shoreline master program designation.

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

No, the site has not been classified as a critical area by the city of county.

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

NA.

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

The completed project will not displace any people.

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

No, measures to avoid or reduce displacement impacts.

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

The proposed commercial site is compatible with the current comprehensive plan and zoning.

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

No measures to reduce or control impacts to agricultural and forest lands.

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

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

NA.

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

No, units are planned to be eliminated.

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

No, measures to reduce or control housing impacts are needed.

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 maximum height of structures will not exceed 35 feet, or two stories. Exterior materials and colors will be muted and consistent within the project. These will probably include wood, fiber-cement and/or vinyl siding and trims and composition roofing.

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

None. No views in the immediate vicinity would be altered or obstructed.

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

Several areas of the site have been designated as open space/tracts. The units may include design with sloping roofs, front porches, gables and garage doors with paned windows to increase the architectural aesthetics of the development.

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

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

No significant glare is anticipated to be generated by this proposal. Building materials to be used are not reflective. Required on-site street lighting and house lighting is not expected to substantially increase overall illumination of the adjacent streets or parcels.

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

No. Light or glare from the finished project will not be a safety hazard or interfere with views.

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

Small amount of exterior lighting from the surrounding residential properties could fall on or be visible from portions of the site.

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

None.

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

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

- 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:

The Applicant has proposed a recreational tract within the development for community use.

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.

No.

- 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.

The applicant is not aware of any landmarks or evidence of historic, archaeological, scientific, or cultural importance in the immediate vicinity or associated with the site.

- 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 Applicant was not been informed by the City of Mukilteo of any cultural or historic sites on or near the subject property. The applicant did not see any cultural or historic sites on or near the subject property noted in the Snohomish County GIS data system.

- 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.

Not available.

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.
- 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?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- 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).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

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

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

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.

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: Brian R Lindsay

Name of signee Brian R Lindsay

Position and Agency/Organization BRL Services LLC

Date Submitted: 9-20-2021

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.