ENVIRONMENTAL CHECKLIST

Purpose of Checklist:
The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:
This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.
Some questions ask about governmental regulations, such as zoning, shoreline and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.
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.

Use of checklist for non-project proposals: Complete this checklist for non-project proposals, even though questions may be answered "does not apply". IN ADDITION, complete the SUPPLEMENT SHEET FOR NON-PROJECT ACTIONS (part D).
For non-project actions, the references in the checklist to the words "project", "applicant" and "property or site" should be read as "proposal", "proposer" and "affected geographic area" respectively.

TO BE COMPLETED BY APPLICANT

A. BACKGROUND

1. Name of proposed project, if applicable:
Desert Canyon – PRD-1-91  Phase V

2. Name of applicant:
Great Links Resorts, LLC – Lisa Guthrie

3. Address and phone number of applicant and contact person:
PO Box 409, Lynden, WA  98264-0409       (360) 354-3366  ext. 3314
4. Date checklist prepared:

September 10, 2008

5. Agency requesting checklist:

Douglas County Transportation & Land Services

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

PRD-1-91 – Phase V – Division 1 to begin 2009

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

Subsequent divisions to be built as sales progress

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

No additional environmental information is required for this project.

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.

No other government approvals affecting this property are pending.

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

National Pollution Discharge Elimination System (NPDES) from Washington State Department of Ecology.

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).

Phase V of the Desert Canyon PRD will be developed in 6 Divisions. Phase V consists of 45.5 acres and will contain up to 200 units of multifamily housing an aquatics amenity center, lobby/check-in facility, small fitness center, game room and food service area, as well as an outdoor activities area. The multifamily condominium units will vary in size from approximately 800 square feet up to 3000 square feet. Some units will have attached garages and some will have detached garages. Buildings will typically be 2 or 3 stories tall, and will be varied in height. Units will be combined into duplexes, tri-plexes and four-plexes.

Division acreage breakdowns are as follows:
Div. 1 - 10.38 acres
Div. 2 - 6.85 acres
Div. 3 - 4.38 acres
Div. 4 - 2.66 acres
Div. 5 - 6.03 acres
Div. 6 - 15.24 acres

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.

XXXX Desert Canyon Boulevard, Orondo, WA 98843
Township 26 N, Range 21E, Section 27 - Parcel Number 2621270012

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

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

30% is the steepest slope, but the site is generally at 10%  

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.

According to the USDA Soil Survey of Douglas County, the primary soils are listed as Argabak-Horseflat-Zen, 0 to 20 percent slopes; Quincy fine sand, 15 to 30 percent slopes; and Quincy loamy fine sand, 0 to 15 percent slopes.

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

No, there are no surface indications or history of unstable soils

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.

Typical filling and grading associated with road and utilities installations, as well as residential development will occur. Approximately 40,000 yards of on-site material will be re-graded to accommodate the development. In addition, another 8,000 to 10,000 yards will be imported for roadway base material and drain fields. A local, permitted source will be used for any imported materials.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion could occur from sheet flow and wind over soil surface during clearing activities and construction periods.

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

Approximately 45% to 50% of the site will be covered with impervious surfaces made up of rooftops, roads, and walking paths.

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

A Stormwater Pollution Prevention Plan (SWPPP), including temporary erosion and sediment control (TESC) measures, will be developed and implemented throughout the construction of the project to ensure that potential erosion and sedimentation impacts are adequately addressed. Erosion control best management practices (BMPs) to be implemented may include, but are not limited to silt fencing, mulch or jute netting, check dams and grass seeding to minimize potential impacts.

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, describe and give approximate quantities if known.

Limited air emissions from construction activity, including emissions from heavy equipment (e.g., trucks, excavator, bulldozer, grader, backhoe) and airborne dust from clearing and grading activities, may be anticipated on an intermittent basis during the site preparation and construction processes. Long-term emissions will primarily be limited to vehicle exhaust associated with automobile traffic generated by project residents, customers, and employees.

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

There are no known off-site sources of emissions or odors that would affect the proposal.

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

None proposed other than the use of standard manufacturer’s equipment. Anticipated emissions from construction equipment used at the site will be limited.

3. Water
e. 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.

The only surface water in the vicinity of the project are the man-made water traps on the adjacent golf course.

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 near any natural waters.

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

No fill or dredge will be removed or be placed near any natural water bodies.

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.

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

The proposal does not lie within a 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

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose and approximate quantities if known.

The proposal does not include withdrawal of groundwater nor does it include discharge of water to groundwater.

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.

Waster Material from Domestic Sewage - Conventional drainfield systems for a maximum of 200 dwelling units to be distributed throughout property and adjacent drainfield easements. Public facilities to be served by appropriately sized drainfield systems – type & size to be determined. All systems will be designed, installed and operated in conjunction with governing health authorities.

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.

It is anticipated that the primary source of runoff from the site during and after construction will be storm water runoff. A Storm water Pollution Prevention Plan (SWPPP) will be prepared in association with an NPDES Construction Storm Water General Permit from the Washington State Department of Ecology, and will be implemented throughout site preparation and construction activities. The SWPPP will include installation of temporary storm water Best Management Practices (BMP’s).

The on-site stormwater facilities will be designed in accordance with Douglas County codes and requirements, as well as the Washington State Department of Ecology’s (WDOE) Stormwater Management Manual for Eastern Washington (2004).

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

It is possible that accidental spills from trucks or construction equipment could occur during construction; however, spill prevention measures will be implemented during project construction.

4. Plants

a. Check or circle 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
   _______ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
   _______ water plants: water lily, eelgrass, milfoil, other
   _______ other types of vegetation - SAGEBRUSH

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

The majority of the project area consists of sagebrush and grass that will be cleared and/or grubbed to facilitate completion of the proposed project. Vegetation to be cleared will consist primarily of sagebrush areas.
c. List threatened or endangered species known to be on or near the site.

No threatened or endangered species known to be on or near site

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

The proposal includes landscape areas associated with parking, residential, public/community areas, internal roadways, landscape features, and pocket open spaces. As the entire project is designed with recreational use in mind, there will be significant planting of native low-maintenance vegetation enhancing both the building areas and the trails & parks areas to provide seamless flow between uses and using Xeriscape techniques.

5. Animals

a. Circle any birds and animals which has been observed on or near the site or are known to be on or near the site:
   Birds: [hawk, heron, eagle, songbirds. other: ____________________]
   Mammals: [deer, bear, elk, beaver, other: ____________________]
   Fish: [bass, salmon, trout, herring, shellfish, other: ____________________]

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

Mule Deer ranging & habitat

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

Yes. The parcel is within the Pacific Migratory Flyway.

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

It is not anticipated that the proposed project would result in a significant affect on wildlife, nor wildlife habitat. The project site provides limited habitat value therefore, no measures are proposed.

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.

During construction, diesel fuel and gasoline would likely be used for vehicles, construction equipment, and portable generators. Small quantities of natural gas or propane may be used for operation of construction equipment.

It is anticipated that the completed project will utilize electricity for purposes of heating/cooling buildings and any remaining energy needs associated with the project. Local energy service providers will provide electricity for residential and
b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not expected that the proposed project would adversely affect the potential use of solar energy 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:

The proposed development will meet the requirements of local energy codes. In addition, the builder currently implements Energy Star strategies, efficient structural framing, State VIAQ & Insulation requirements, State Dept. of Ecology programs, etc. The builder is committed to continued use and growth in available green building practices. As a goal, the project will attempt to achieve a two-star rating under the Built Green system.

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.

It is not anticipated that the completed project would result in an environmental health hazard.

In the event that a fuel or oil spill from construction equipment and/or transport vehicles were to occur during site preparation and construction activities, potential affects would be minimized and mitigated through implementation of spill response measures that will be available on site during site preparation and construction activities.

1) Describe special emergency services that might be required.

It is not anticipated that special emergency services will be required as a result of this proposal.

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

Contractors associated with the project will follow health, safety and spill prevention/response practices during construction.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, aircraft, other)?
There are no known sources of noise within the project area that are expected to affect the proposed project.

2) What types and levels of noise could 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.

It is anticipated that some temporary noise will be generated from heavy equipment utilized during site preparation and construction activities. However, the proposed activities and associated noise levels will occur during daylight hours and will be within the range of normal activities in the area. Post-construction noise will be limited to that normally associated with a residential and commercial development with the primary noise source being vehicular traffic.

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

Short term noise impacts will be minimized by limiting construction to the hours between 6 a.m. to 8 p.m. Potential noise associated with the completed project is not expected to differ from noise associated with similar types of development within the overall project vicinity, nor is it expected to generate noise that would exceed levels associated with current development in the surrounding area.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties?

The site is currently unused land awaiting further development as approved in the 1991 Desert Canyon Planned Residential Development. The previous development phases of the PRD contain single-family homes, golf villas, condominiums and lodge. Adjacent properties are unused lands and fruit orchards.

b. Has the site been used for agriculture? If so, describe.

Since at least the 1991 PRD approval the site has not been used for anything as the surrounding areas were developed for golf course and residential purposes.

c. Describe any structures on the site.

Site of our proposal is currently vacant building site.

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

No structures will be demolished.

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

PRD RESO 91-131, underlying is A-R

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?
N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No portion of this project has been classified as "environmentally sensitive"

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

The proposal includes development of approximately 200 condominium units and approximately 2,500 square feet of additional commercial space. Assuming the standard rate of 2.5 people per household, it is estimated that approximately 500 people could reside either part- or full-time in the completed project. Approximately 20 employees may be expected to work on site once the project is completed.

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

Site is currently vacant – no displacement would occur.

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

No measures are required

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

All uses are according to existing zoning and the criteria set forth in the original PRD.

9. Housing

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

The proposed development will provide up to approximately 200 residential condominium units that will be located within up to 50 separate buildings. It is expected that the condominium units would generally consist of middle income housing.

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

The proposed project will not result in a reduction of existing housing units.

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

All structures will remain within the allowable height requirements of the underlying zoning. The tallest proposed buildings are the Amenity Building at approximately 40’ at tallest roof tower feature, and a 3 story condominium building at 35’. Both buildings will be terraced into the slopes however, and will be perceived as shorter that the overall height.

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

It is not anticipated that views in the immediate vicinity would be significantly altered or obstructed as a result of the proposal. Much of the existing development either oriented to the west and north (toward the River) and/or are topographically higher than the project parcel. Lands directly to the east and south of the project area consist of existing golf course and undeveloped areas.

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

The project will be constructed in multiple buildings that are designed to minimize potential impacts to view corridors through the subject property. Landscaping and public open spaces have also been incorporated into the project design.

11. Light and Glare
   
a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Proposed lighting will be designed and installed for purposes of parking lot illumination, ambient, and safety lighting. However, the precise number and placement of light fixtures to be installed have not yet been determined. Outdoor lights may likely include a combination of pole-mounted and structure-mounted lights. Emergency lighting would also be provided. Light associated with the project would also include vehicular traffic light from project residents, employees and patrons. It is expected that light associated with the project would primarily be visible at night.

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

It is not anticipated that the proposed project would result in light or glare that would present a safety hazard or interfere with views.

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

There are no known off-site sources of light or glare that would affect the proposal.
d. Proposed measures to reduce or control light and glare impacts, if any:

Exterior lighting will generally be constructed, screened and/or used in a manner so as to minimize potential off-site impacts from light and glare. Adjustment of light direction and/or use of supplemental light shields or vegetation to provide additional screening, if necessary, would minimize potential light spillover or direct glare in response to specific site conditions.

12. Recreation

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

Site is entirely within an existing golf course and within one mile of Daroga State Park with the Columbia River for various aquatic, biking and hiking recreational activities. Additionally in winter, cross country skiing and tubing are popular activities on the site.

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

No, the proposed project will not displace any existing recreational uses.

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

The project will increase the number of recreational activities on the site, and reduce none. The additional transient and part time residences will increase recreation opportunities.

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.

There are no known places or objects located within the proposed project site that are listed on, or proposed to be listed on, national, state, or local preservation registers, nor are there any known places or objects within the immediate project area.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific or cultural importance known to be on or next to the site.

There are no known landmarks or evidence of any importance on or near this site.

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

As no impacts exist – no measures are proposed.
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:

Existing access to this site is via Brays Canyon Road, off of Highway 97 onto Desert Canyon Parkway, terminating at Desert Canyon Boulevard near the Golf Course Parking Lot. A new primary access to the site will be constructed nearer to the Brays Canyon turnoff, and connecting to the existing Desert Canyon Boulevard, creating an internal circulation road for convenience and public safety. Site access will be supplemented with private roads internally.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

This site is not served by public transit – Link Transit Route 20 running from Orofino to Chelan and Wenatchee on Highway 97, approximately one mile from the site.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Each residence will have a minimum of 2 parking spaces with adjunct guest parking. Public area will be served by parking per the zoning standards for each use. Final parking count will be determined by final unit count, but expected to be approximately 400 spaces. No parking is eliminated by this proposal.

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

Existing access to this site is via Brays Canyon Road, off of Highway 97 onto Desert Canyon Parkway, terminating at Desert Canyon Boulevard near the Golf Course Parking Lot. A new primary access to the site will be constructed nearer to the Brays Canyon turnoff, becoming the extension of the existing Desert Canyon Boulevard, creating an internal circulation road for convenience and public safety. Additional internal roads will be private.

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

No rail, water or air transportation are in the vicinity.

f. How may vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

A full Traffic Report is attached. The residential units on site are designed to be vacation homes, some under full ownership, others in time share or fractional ownership. Peak traffic would be expected on weekends during May – September, opposite traditional developments and commuter traffic.

g. Proposed measures to reduce or control transportation impacts, if any:
This phase of development carries the obligation of intersection improvements at Hwy 97 and Brays Canyon Rd, as supported by the recent traffic study impacts in coordination with Douglas County Transportation. The intersection improvements are in the design process, and funding is expected to be pro-rata between this project, the Desert Highlands project (Birdie Properties) and Brays Highlands (Buck/Lesh).

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.

The project will result in a gradual, measurable increase in the need for fire and police protection as well as other local public services.

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

The applicant will coordinate with applicable public service providers to address service needs for the proposed development, as well as address potential impacts to current levels service. Health and safety features, including fire sprinklers, fire alarms, fire escapes, etc. will be installed and constructed in accordance with IBC and IFC requirements for multi-story, multi-family construction. It is anticipated that implementation of such measures will serve to mitigate potential demands on public services.

16. Utilities

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

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Douglas County PUD – Electricity
Desert Canyon Water Association – Potable & Irrigation water
Verizon – Phones & internet services
Waste Management – Refuse Services
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: [Signature]

Date submitted: 9-10-08

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**TO BE COMPLETED BY APPLICANT**

**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**

(Do not 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.