CityofRedmond
WASHINGTON

STATE ENVIRONMENTAL POLICY ACT (SEPA)
DETERMINATION OF NON-SIGNIFICANCE

Name of Proposal/File Number: WEST WILLOWS TECH CTR ADMINMOD, File Number L110281

Description of Proposal:
REMOVAL OF 10 PARKING SPACES AND 12 SIGNIFICANT TREES AND RECLOATION OF AN EXISTING FIRE HYDRANT.

Location of Proposal: WEST WILLOWS TECH CENTER

Site Address of Proposal (if any): 14560 NE 87TH ST RED

Proponent: CARLSON KERRY

Lead Agency: CITY OF REDMOND

The lead agency for this proposal has determined that the requirements of environmental analysis, protection, and mitigation measures have been adequately addressed through the City's regulations and Comprehensive Plan together with applicable State and Federal laws.

Additionally, the lead agency has determined that the proposal does not have a probable significant adverse impact on the environment as described under SEPA.

An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. **This information is available to the public on request.**

(over)

Comment Period: Depending upon the proposal, a comment period may not be required. An "**X**" is placed next to the applicable comment period provision.

__ There is no comment period for this DNS. Please see below for appeal provisions.

X This DNS is issued under 197-11-340(2), and the lead agency will not make a decision on this proposal for 14 days from the date below. Comments can be submitted to the project Planner, Thara Johnson, at 425-556-2470, via fax at 425-556-2400, via e-mail at tmjohnson@redmond.gov, or in person at the Development Services Center located at 15670 NE 85th Street, Redmond, WA 98052. **Comments must be submitted by 08/24/2011.**

Responsible Official: *Robert G. Odle, Planning Director*

Signature: Robert G. Odle

Responsible Official: *William J. Campbell, Public Works Director*

Signature: William J. Campbell

Address: 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710

Appeal Period

You may appeal this determination to the City of Redmond Planning Department, Redmond City Hall, 15670 N.E. 85th Street, P.O. Box 97010, Redmond, WA 98073-9710, **no later than 5:00 p.m. on 09/08/2011**, by submitting a completed City of Redmond Appeal Application Form available on the City's website at www.redmond.gov or at City Hall. You should be prepared to make specific factual objections.

For more information about the project or SEPA procedures, please contact the project Planner, Thara Johnson, at 425-556-2470 or via e-mail tmjohnson@redmond.gov.

Date of DNS issuance: 08/10/2011

CITY OF REDMOND

ENVIRONMENTAL CHECKLIST

RECEIVED
CITY OF REDMOND
JUL 08 2011
DEVELOPMENT
SERVICES CENTER

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 City of Redmond 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" and indicate the reason why the question "does not apply". It is not adequate to submit responses such as "N/A" or "does not apply"; without providing a reason why the specific section does not relate or cause an impact. Complete answers to the questions now may avoid unnecessary delays later. If you need more space to write answers attach them and reference.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City 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. When you submit this checklist the City 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 SUPPLEMENTAL 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.

FOR AGENCY USE ONLY	
Planner's Name	TARA JOHNSON
Date of Review	AUGUST 4, 2011

To be completed by applicant	Evaluation for Agency Use only
A. BACKGROUND	
1. Name of proposed project, if applicable:	
West Willow Warehouse Administrative Modification	✓ T.J.
2. Name of applicant:	
Parcel C: Arden Realty, Inc. Parcel 5: Legacy Partners Commercial, Inc.	✓ T.J.
3. Address and phone number of applicant and Contact person:	
Susan Wells; Arden Realty, Inc.; 10675 Willows Road NE, Suite 150 Redmond, WA 98052; 425-558-1924 Connie Anderson; Legacy Partners Commercial, Inc.; 10655 NE 4th Street, Suite 812; Bellevue, WA 98004; 425-372-5485	✓ T.J.
4. Date checklist prepared:	
June 7, 2011	✓ T.J.
5. Agency requesting checklist:	
City of Redmond	
6. Give an accurate, brief description of the proposal's scope and nature:	
i. Acreage of the site: 4.04 AC	
ii Number of dwelling units/ buildings to be constructed: 0	
iii Square footage of dwelling units/ buildings being added: 0	
iv. Square footage of pavement being added: 1,486 SF	
v. Building Activity type: Warehouse and Storage	
vi. Other information:	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
7. Proposed timing or schedule (including phasing, if applicable): August 2011, 2 weeks	✓ T.J.
8. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? ☐ Yes ☑ No If yes, explain	✓ T.J.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None	✓ T.J.
10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? ☐ Yes ☑ No If yes, explain.	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
11. List any government approvals or permits that will be needed for your proposal, if known. City of Redmond Administrative Modification	T.J.
12. 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.) We propose to improve delivery truck access to the site by eliminating 10 existing parking stalls. The proposal includes the removal of 1,486 SF of existing landscaping and the addition of 223 SF of new landscaping for a net reduction of 1,263 SF of landscaping. The proposal also includes replacing an existing fire hydrant in a new location.	T.J.
13. 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. Parcel C: 14560 NE 87th St Parcel 5: 8801 148th Ave NE Redmond, WA 98052 SE 1/4, Section 3, Township 25 N, Range 5E, W.M.	T.J.

To be completed by applicant	Evaluation for Agency Use only
B. ENVIRONMENTAL ELEMENTS **1. Earth** a. General description of the site (check one) ☑ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous ☐ Other	
The project is a flat parking lot.	✓ T.J.
b. What is the steepest slope on the site (approximate percent slope)? Describe location and areas of different topography.	
Approximately 1%.	✓ T.J.
c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, mulch)? If you know the classification of agricultural soils, specify them and note any prime farmland.	
Loamy Sand	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
d. Are there surface indications or history of unstable soils in the immediate vicinity? ☐ Yes ☑ No If so, describe.	✓ T.J.
e. Describe the purpose, type, location and approximate quantities of any filling or grading proposed. Indicate source of fill. No grading is proposed.	✓ T.J.
f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No, the only clearing involved will be the removal of an existing parking lot landscaping island.	✓ T.J.
g. About what percentage of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 75%.	✓ T.J.
h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. Best Management Practices for TESC will be used.	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
i. Does the landfill or excavation involve over 100 cubic yards throughout the lifetime of the project?	
No	✓ T. J.
2. Air	
a. What types of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial wood smoke, and greenhouse gases) during construction and when the project is completed: If any, generally describe and give approximate quantities if known.	
Typical emissions from construction equipment and trucks during construction and typical emissions from semi-trucks when the project is completed.	✓ T. J.
b. Are there any off-site sources of emissions or odor that may affect your proposal? ☐ Yes ☑ No If so, generally describe.	
	✓ T. J.
c. Proposed measures to reduce or control emissions or other impacts to air, if any:	
Typical exhaust control for construction equipment, vehicles and semi-trucks will be used. Dust control will be provided if there is a risk during construction.	✓ T. J.
3. Water	
a. Surface	
1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? ☑ Yes ☑ No If yes, describe type, location and provide names. If appropriate, state what stream or river it flows into. Provide a sketch if not shown on site plans.	

To be completed by applicant	Evaluation for Agency Use only
There is a class III stream located along the northern property line	✓ T.J.
2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters: ☑ Yes ☑ No If yes, please describe and attach available plans. Note approximate distance between surface waters and any construction, fill, etc..	
Removal of a landscape island between 50 and 150 feet of stream. Removal of hydrant 55 feet from stream. Addition of new landscape and curb 20 feet from stream and hydrant 20 feet from stream. Existing site is developed to 10 feet from stream.	✓ T.J.
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, if from on site.	
None	✓ T.J.
4. Will the proposal require surface water withdrawals or diversions? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	
	✓ T.J
5. Does the proposal lie within a 100-year floodplain? ☐ Yes ☒ No If so, note location on the site plan.	
	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
6. Does the proposal involve any discharge of waste materials to surface waters? ☐ Yes ☑ No If so, describe the type of waste and anticipated volume of discharge.	✓ T. J.
b. Ground	
1. Will ground water be withdrawn, or will water be discharged to ground water? ☐ Yes ☑ No Give general description, purpose, and approximate quantities if known.	✓ T. J.
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	✓ T. J.
c. Water Runoff (including storm water):	
1. Describe the source(s) of runoff (including storm water) and method of collection, transport/conveyance, and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. None	✓ T. J.

To be completed by applicant	Evaluation for Agency Use only
2. Could waste materials enter ground or surface waters? If so, generally describe.	
Uncontrolled sediment-laden stormwater could enter the storm system.	✓T.J.
d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:	
TESC BMPs will be employed to reduce risk of impacts from sediment-laden storm water.	✓T.J.
4. Plants	
a. Check and select types of vegetation found on the site:	
☐ Deciduous Tree: ☐ Alder ☐ Maple ☐ Aspen ☑ Other	
☐ Evergreen Tree: ☐ Cedar ☑ Fir ☐ Pine ☐ Other	
☐ Shrubs	
☐ Grass	
☐ Pasture	
☐ Crop or Grain	
☐ Wet soil plants: ☐ Cattail ☐ Buttercup ☐ Bullrush ☐ Skunk cabbage ☐ Other	
☐ Water plants: ☐ Water lily ☐ Eelgrass ☐ Milfoil ☐ Other	
☐ Other types of vegetation (please list)	✓T.J.
b. What kind and amount of vegetation will be removed or altered?	
10 fir trees varying from 10" to 18" in diameter and 2 deciduous trees of unknown type 10" and 12" in diameter.	✓T.J.

To be completed by applicant	Evaluation for Agency Use only
c. List threatened or endangered species known to be on or near the site. None	
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Proposed landscaping will include evergreen and deciduous trees and native shrubs.	
5. Animals a. Circle any birds and animals which have 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 None	
b. List any threatened or endangered species known to be on or near the site None	
c. Is the site part of a migration route: ☐ Yes ☑ No If so, explain?	

To be completed by applicant	Evaluation for Agency Use only
d. Proposed measures to preserve or enhance wildlife, if any:	
None	✓T.J.
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.	
None	✓T.J.
b. Would your project affect the potential use of solar energy by adjacent properties? ☐ Yes ☑ No If so, generally describe.	✓T.J.
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:	
None	✓T.J.
7 Environmental Health	
a. Are there any environmental health hazards, including exposure to toxic chemicals, risk or fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? ☐ Yes ☑ No. If so, describe.	✓T.J

To be completed by applicant	Evaluation for Agency Use only
1. Describe special emergency services that might be required.	
None	
2. 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)?	
None	
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.	
Short-term noise will include construction equipment and vehicles. Long-term noise will come from semi-trucks entering and leaving the site.	
3. Proposed measures to reduce or control noise impacts, if any:	
Construction equipment, construction vehicles and semi-trucks will be equipped with mufflers.	
c. Describe the potential use of the following:	
1. ☐ Flammable liquids	

To be completed by applicant	Evaluation for Agency Use only
2. ☐ Combustible liquids 3. ☐ Flammable gases 4. ☐ Combustible or flammable fibers 5. ☐ Flammable solids 6. ☐ Unstable materials 7. ☐ Corrosives 8. ☐ Oxidizing materials 9. ☐ Organic peroxides 10. ☐ Nitromethane 11. ☐ Ammonium nitrate 12. ☐ Highly toxic material 13. ☐ Poisonous gas 14. ☐ Smokeless powder 15. ☐ Black sporting powder 16. ☐ Ammunition 17. ☐ Explosives 18. ☐ Cryogenics 19. ☐ Medical gas 20. ☐ Radioactive material 21. ☐ Biological material 22. ☐ High piled storage (over 12' in most cases)	✓ T.J.
8. Land and Shoreline Use a. What is the current use of the site and adjacent properties? Adjacent properties include a parking lot and industrial buildings.	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
b. Has the site been used for agriculture? ☐ Yes ☑ No If so, describe.	✓T.J
c. Describe any structures on the site.	
The site includes the West Willows Technology Center building and the Sensitech Inc. Warehouse.	✓T.J.
d. Will any structures be demolished? ☐ Yes ☑ No If so, what?	✓T.J.
e. What is the current zoning classification of the site?	
MP - Manufacturing Park zone	✓T.J.
Other _____	
f. What is the current comprehensive plan designation of the site?	
Business Park	MANUFACTURING PARK ✓T.J.
Other _____	
g. If applicable, what is the current shoreline master program designation of the site?	
Other _____	✓T.J.
h. Has any part of the site been classified as an "environmentally sensitive" area? ☑ Yes ☐ No If so, specify. (If unsure check with City)	
There is a Class III stream along the north property line and an associated 80 foot buffer.	✓T.J.

To be completed by applicant	Evaluation for Agency Use only
i. Approximately how many people would reside or work in the completed project. None	✓ 1.1
j. Approximately how many people would the completed project displace? None	✓ 1.1
k. Proposed measures to avoid or reduce displacement impacts, if any: N/A	✓ 1.1
l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: N/A	✓ 1.1
m. What percentage of the building will be used for: ☑ Warehousing ☐ Manufacturing ☐ Office ☐ Retail ☐ Service (specify) ☐ Other (specify) ☐ Residential	✓ 1.1
n. What is the proposed I.B.C. construction type?	NO BUILDING CONSTRUCTION PROPOSED

To be completed by applicant	Evaluation for Agency Use only
o. How many square feet are proposed (gross square footage including all floors, mezzanines, etc.) None	NO CONSTRUCTION OF BUILDING PROPOSED
p. How many square feet are available for future expansion (gross square footage including floors, mezzanines and additions). None	✓ T.J.
9. Housing	
a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None	NO UNITS PROPOSED ✓ T.J.
b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None	NO UNITS ELIMINATED ✓ T.J.
c. Proposed measures to reduce or control housing impacts, if any: N/A	NO IMPACTS ANTICIPATED ✓ T.J.
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	NO STRUCTURE PROPOSED ✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
b. What views in the immediate vicinity would be altered or obstructed?	
None	✓ T.J
c. Proposed measures to reduce or control aesthetic impacts, if any:	
N/A	✓ T.J.
11. Light and Glare	
a. What type of light or glare will the proposal produce: What time of day or night would it mainly occur:	
None	✓ T.J
b. Could light or glare from the finished project be a safety hazard or interfere with views:	
No	✓ T.J.
c. What existing off-site sources of light or glare may affect your proposal?	
None	✓ T.J

To be completed by applicant	Evaluation for Agency Use only
d. Proposed measures to reduce or control light and glare impacts, if any:	
N/A	✓ T.J.
12. Recreation	
a. What designated and informal recreational opportunities are in the immediate vicinity?	
None	✓ T.J.
b. Would the proposed project displace any existing recreational uses? ☐ Yes ☑ No If so, describe.	✓ T.J.
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	✓ T.J.
13. Historic and Cultural Preservation	
a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.	
No	✓ T.J.
b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.	
N/A	✓ T.J.

To be completed by applicant	Evaluation for Agency Use only
c. Proposed measures to reduce or control impacts, if any:	
N/A	✓T.J.
14. Transportation	
a. Identify public streets and highways service the site, and describe proposed access to the existing street system. Show on site plans, if any.	
The site is accessed from NE 87th St and from 148th Ave NE.	✓T.J.
b. Is site currently served by public transit? ☑ Yes ☐ No If not, what is the approximate distance to the nearest transit stop.	✓T.J.
c. How many parking spaces would the completed project have? How many would the project eliminate?	
The project proposes to eliminate 10 parking stalls.	✓T.J.
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).	
No	✓T.J

To be completed by applicant	Evaluation for Agency Use only
e. How many weekday vehicular trips (one way) per day would be generated by the completed project? None If known, indicate when peak volumes would occur. _____ - _____a.m. & - _____p.m. How many of these trips occur in the a.m. peak hours?_____ How many of these trips occur in the p.m. peak hours?_____	NO TRIP GENERATION EXPECTED ✓T.J.
f. Proposed measures to reduce or control transportation impacts, if any. N/A	✓T.J.
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)? ☐ Yes ☑ No. If so, generally describe.	✓T.J
b. Proposed measures to reduce or control direct impacts on public services, if any. N/A	✓T.J.

To be completed by applicant	Evaluation for Agency Use only
16. Utilities a. Select utilities currently available at the site: ☑ Electricity ☑ Natural gas ☑ Water ☑ Refuse service ☑ Telephone ☑ Sanitary Sewer ☐ Septic System ☐ Other	✓ T. J.
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. The project includes removing an existing fire hydrant and installing a new hydrant in a landscape island nearby.	✓ T. J.

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: _____

Date Submitted: 7/8/11

Relationship of signer to project: Civil Engineer

To be completed by applicant	Evaluation for Agency Use only
D. **SUPPLEMENTAL SHEET FOR NON-PROJECT 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: The proposal will produce negligible increased discharge to water because of a small increase in impervious coverage. The proposal does not increase any other emissions, or releases of substances, over the current conditions. Proposed measures to avoid or reduce such increases are: N/A 2. How would the proposal be likely to affect plants, animals, fish, or marine life? Uncontrolled sediment-laden water could enter the storm system and eventually discharge to water bodies. Proposed measures to protect or conserve plants, animals, fish or marine life are: The project will employ BMPs during construction to control sediment discharge to surface water. Vehicle equipment to mitigate air and noise impacts will be in good working order.	

To be completed by applicant	Evaluation for Agency Use only
3. How would the proposal be likely to deplete energy or natural resources? The proposal will not deplete energy or natural resources. 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: The proposal will will not affect any sensitive areas. The existing developed area is located within the buffer of a Class III stream, but the proposal will not increase impacts. Proposed measures to protect such resources or to avoid or reduce impacts are: N/A 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 proposal will not affect land or shoreline use.	

To be completed by applicant	Evaluation for Agency Use only
Proposed measures to avoid or reduce shoreline and land use impacts are: N/A 6. How would the proposal be likely to increase transportation or public services and utilities? The proposal will not affect transportation or public services and utilities. 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 proposal will not conflict with any local, state, or federal laws or any requirements for the protection of the environment.	