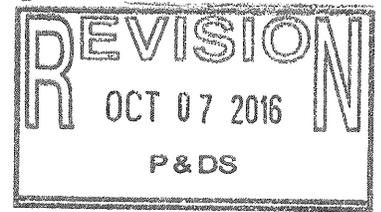


SEPA ENVIRONMENTAL CHECKLIST



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: [\[help\]](#)

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:

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: [\[help\]](#)

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: [\[help\]](#)

LAMPRECHT WALLHOFF RESIDENCE

2. Name of applicant: [\[help\]](#)

MAGDALENA WALLHOFF LAMPRECHT

3. Address and phone number of applicant and contact person: [\[help\]](#)

716 9th Ave S, Edmonds WA 98020, 206-818-9709

4. Date checklist prepared: [\[help\]](#)

28 September 2016

5. Agency requesting checklist: [\[help\]](#)

CITY OF SHORELINE

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

DEMOLITION WAS INTENDED DURING MONTH OF SEPTEMBER 2016. Demolition will proceed once the demolition permit is received. Ideally this will occur in October or November 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

Yes. A new single family residence will be built on the property, to replace the single family residence being removed.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A hazardous materials survey was completed on the existing structure and abatement has been completed in accordance with state & local regulations. Prior to a building permit application for the single family residence, a geotechnical report will be prepared. If the geotechnical engineer's report identifies critical areas, a critical area report will also be generated.

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. [\[help\]](#)

There are none.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Demolition permit. Building permit for a single family residence as well as associated M/E/P 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.) [\[help\]](#)

The existing 7,000 square foot single family residence and two garages will be removed. A new 4,000 square foot single family residence and one garage will be built. The project site is approximately 4 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. [\[help\]](#)

The demolition of the existing structure and building of a new home will be completely at 105 NW Highland Dr., Shoreline WA 98177. A site plan was provided with the demolition permit application.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)

The project site is approximately 4 acres of flat and gently sloping wooded terrain.

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other gently sloping.

Flat, slight slope downhill towards west. Heavily wooded lot.

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

The steepest slope on the property is approximately 15% (1.5 feet in 10 feet.) However the property is nearly 4 acres and the steepest slope in the intended footprint of the building site is anticipated to be less than 15%.

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. [\[help\]](#)

This will be identified by the geotechnical report. There are no agricultural soils.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

There are none.

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. [\[help\]](#)

Excavation, filling, and grading are anticipated to be negligible as the new single family home will be built in approximately the same location and at approximately the same elevations as the existing single family home. These activities will be further identified during the design of the new single family residence.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

SEE RESPONSE TO "h" BELOW

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

NOT APPLICABLE. This will be further confirmed by the pending design of the new single family residence. The percent will be less than the area currently covered with impervious surfaces. Organic landscape will be restored to any areas currently covered in impervious surface that are not replaced with impervious surface in-kind during the construction of the new residence.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

The proposed project will use silt fencing, and will have no impact as it will comply with all applicable provisions of Shoreline Municipal Code (SMC) Chapter 13.10 (Surface Water), Chapter 20.80 (Critical Areas Code), Best Management Practices, and general development standards in Chapter 20.50.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

SEE RESPONSE TO “c” BELOW.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

No, there are not.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

The proposed project will have no impact as it will comply with all applicable provisions of Washington DOE air quality regulations per Chapter 173-400 WAC; International Building and Fire Code provisions for the removal of hazardous and combustible materials (Section 3303); Puget Sound Clean Air Agency (PSCAA) regulations requiring reasonable precautions to minimize dust emissions from construction and demolition activity (Regulation I, Section 9.15), the best available measures to control the emissions of odor-bearing air contaminants from stationary equipment used for the construction activities (Regulation I, Section 9.11), PSCAA rules and best practices for mitigation of impacts from fugitive dust and other potentially hazardous demolition waste materials, such as lead, and PSCAA permit required for asbestos removal and includes survey and mitigation measures for dust control techniques and use of toxic air control technologies.

3. Water

- 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. [\[help\]](#)

There is a small concrete “pond” located in in lower southwestern corner of property, added in the last decade. It will be unaffected by the proposal and is not located near the single family residence. Though this feature has the look of a “pond”, it is a man-made concrete fountain with recirculating pump and does not communicate with ground water.

- 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. [\[help\]](#)

Please refer to the site plan provided with the demolition permit. There will be no work over or in the concrete fountain. The exact location of the new single family home will be confirmed in the pending design process; however, it is likely to be located approximately 125 feet from the concrete fountain.

- 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. [\[help\]](#)

None.

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

None.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

NO

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

It does not.

b. Ground Water:

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

[\[help\]](#)

No.

- 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. [\[help\]](#)

None.

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. [\[help\]](#)

There will be no change to the existing water runoff.

2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

No, they cannot.

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

No, it does not.

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

The proposed project will comply with Best Management Practices included in the Department of Ecology Stormwater Management Manual for Western Washington providing stormwater pollution prevention measures as well as SMC Chapter 13.10 Surface Water Code which includes environmental & water quality protections.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

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? [\[help\]](#)

Tree protection will be utilized during the proposed project consistent with SMC 20.50.370.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Existing vegetation will be kept. Specimens in close proximity to

the structure have been moved into holding berths on the property.

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

None.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

Occasional sightings of hawks, deer.

b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

NONE

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

It is not.

d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Federal and state regulations provide protection for endangered species (16 U.S.C. §1531 et seq. and Chapter 77.12 RCW).

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

NONE

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. [\[help\]](#)

Standard residential energy sources currently servicing the existing residence will be utilized. Electrical and Gas are primary energy sources.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No it would not.

- 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: [\[help\]](#)

Energy Codes WAC 51-11 adopted by the City and Chapter 15.05 mandate high levels of energy efficiency.

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. [\[help\]](#)

No, there are none.

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

NONE KNOWN

- 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.

There are none.

- 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.

There are none.

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

None anticipated.

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

Federal, state and regional regulations, as well as locally adopted Fire and Building Codes, are the primary means of mitigating risks associated with hazardous and toxic materials, such as WAC 365-230 Lead Based Paint Abatement.

b. Noise

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

There are 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. [\[help\]](#)

Noise making hours are regulated by the neighborhood and those guidelines will be adhered to. Generally 8:00 am – 5:00 pm, Monday – Friday.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

The proposed project will comply with SMC Chapter 19.05 Noise.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently used as a single family residence. The adjacent properties are single family residences. The proposal will not affect the current land use.

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? [\[help\]](#)

No, it has not.

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, it will not.

c. Describe any structures on the site. [\[help\]](#)

There is an existing 7,000 square foot single family residence. The house has painted wood and composite siding and a cedar shake roof. Most windows and doors have been removed from the existing home for salvage. The existing house has suffered from negligence. Two garages sit adjacent to the main structure. There is greenhouse on the northwestern corner of the property.

d. Will any structures be demolished? If so, what? [\[help\]](#)

The existing single family residence and the two garages are to be demolished.

e. What is the current zoning classification of the site? [\[help\]](#)

Residential 4 units per acre

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)
NOT APPLICABLE

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)
No, they have not.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)
4

j. Approximately how many people would the completed project displace? [\[help\]](#)
0

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)
No displacement will occur.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The proposed project will comply with Zoning and Development standards, Design and Construction Standards, and Critical Areas code which address the scale of development and other aspects related to compatibility, environmental protection and uses.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:
NOT APPLICABLE. There are none.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

1. High-income housing.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

1. High-income housing.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

The proposed project will comply with zoning and development standards, which provide for a broad range of housing types in the City, zoning for a range of densities, and flexible development standards to achieve the allowable density. Design and transition criteria provide for compatibility.

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? [\[help\]](#)

To be determined through the design process. In accordance with applicable codes.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

. None.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

None

11. Light and glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

NOT APPLICABLE. None.

b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

NOT APPLICABLE. No.

c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

NOT APPLICABLE.

d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The proposed project will have no impact as it will comply with all applicable standards per SMC 20.50 for screening and landscaping, shading of lighting, and performance standards related to glare provide mitigation.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

NOT APPLICABLE

b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

NOT APPLICABLE

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

No structure is older than 45 years; the main house and one of the garages have portions that are older than 45 years. The location of the living room of the main house and the location of the chimney are original, though the room was stripped of its moldings and built-ins decades ago, and the chimney and siding have been clad and painted over. The framing of one garage is over 45 years old but it has been reclad, painted and modern garage doors have been installed.

- 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. [\[help\]](#)

There are none.

- 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. [\[help\]](#)

NOT APPLICABLE. See 13b.

- 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 APPLICABLE. See 13b.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

NOT APPLICABLE. There are no public streets. The site is located in a private, gated community.

- 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? [\[help\]](#)

NOT APPLICABLE to the project.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

NOT APPLICABLE to the project.

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

. No, it will not.

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

It will not.

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? [\[help\]](#)

NOT APPLICABLE to the project.

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.

NOT APPLICABLE to the project. No.

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The proposed project will have no transportation impact as the use is not changing and it will comply with all applicable parking standards per SMC Chapter 20.50.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)
No, it will not.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

NOT APPLICABLE

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____

All utilities listed are currently available at the site.

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. [\[help\]](#)

Only existing utilities will be required for the project.

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: 

Name of signee MAGDALENA S WALLHOFF LAMPRECHT

Position and Agency/Organization Homeowner

Date Submitted: OCT 5, 2016

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?

Abatement for hazardous materials has been completed. No discharge to water is expected; debris and dust, along with hauling and dust controls, typical of a single family residence demolition and construction are to be expected. Typical demolition and construction noise will occur; it will be restricted to the hours of 9am to 5pm, as allowed by community guidelines. The neighbors immediately to the north and south of the property are no longer living in the homes (and their homes are for sale), further reducing concerns for noise disturbance to neighbors.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

There will be no affect to animals, fish, or marine life. Proposed measures to protect or conserve plants, animals, fish, or marine life are: to install temporary erosion controls per an erosion control plan (during construction and to be submitted as part of the building permit application) and to leave in place existing foundations, until new construction begins, as well as install silt fencing per the demolition permit application. Removal of the existing structures and construction of the new residence on a smaller footprint within the area of the demolished structures will reduce the impervious footprint & allow for new plantings in the area immediately adjacent the new residence. Plantings have been removed from the immediate perimeter of the existing structures and replanted in an another area of the property, so that they may be re-used at a later date.

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

The proposal will not deplete energy or natural resources. Energy and resources required of typical single family residential construction would be anticipated.

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?

Not applicable to this project, no such areas.

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 have no effect on land or shoreline use. There are no shorelines on the site. The land use will remain as it currently is, single-family residential.

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

The proposal will not increase demands on public transportation or public services and utilities as the use of the property will remain unchanged.

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 known requirements.