City of Duvall

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SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

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

***Instructions for applicants*:**

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND

1. Name of proposed project, if applicable:

Development Regulation Update (as part of the City's 2015 Comprehensive Plan Update)

2. Name of applicant:

Lara Thomas, City of Duvall Planning Director

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

15535 Main Street NE (PO Box 1300), Duvall, WA 98019 / 425-939-8079

4. Date checklist prepared:

February 29, 2016

5. Agency requesting checklist:

City of Duvall

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

Adoption by City Council in April of 2016

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

No; however, future amendments will be made to both the City's Comprehensive Plan and Development Regulations (DMC Title 14).

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

Environmental Impact Study for the City's 2015 Comprehensive Plan Update.
2015 Watershed Plan.

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.

Yes. The City's 2015 Comprehensive Plan is under review by the Washington State Department of Commerce and the Puget Sound Regional Council.

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

Washington State Department of Commerce 60-Day Revie, Environmental Review (SEPA), and legislative approval by the Duvall City Council.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project action that implements two new land-use designations added to the City's 2015 Comprehensive Plan. The Multifamily Zoning District is a new residential zoning classification that will allow for densities of up to 20 units per acre. The Parks and Open Space Zoning District is a new recreational zoning classification that will add distinction between public facilities and parks within the City (current regulations zone both parks and public facilities as public facilities).

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The geographical area affected by this proposal will be those areas within the new Multifamily Residential and Parks and Open Space (PO) zoning districts of the City.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Not applicable as this is a non-project action. Topography will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Slopes will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Soil types will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The presence of unstable soils will be evaluated in conjunction with each individual development proposal.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Not applicable as this is a non-project action. Filling, excavating and grading will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The potential for erosion will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Impervious surface totals will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures for erosion control will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Emissions will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Emissions will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce or control emissions will be evaluated in conjunction with each individual development proposal.

3. Water

a. Surface Water:

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

Not applicable as this is a non-project action. Surface water bodies will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Surface water bodies will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Dredge and fill amounts will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Surface water withdrawals and diversions will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Part of the affected geographical area lies within the 100-year flood plain of the Snoqualmie River. Whether or not a development proposal is within a 100-year flood plain will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Any discharge will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Ground water withdrawals will be evaluated in conjunction with each individual development proposal.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable as this is a non-project action. Any waste discharge will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Runoff will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Waste materials will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Drainage patterns will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measure to reduce runoff will be evaluated in conjunction with each individual development proposal.

4. Plants

a. Check the types of vegetation found on the site:

__X__deciduous tree: alder, maple, aspen, other
__X__evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
_____pasture
_____crop or grain
_____ Orchards, vineyards or other permanent crops.
__X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
__X__water plants: water lily, eelgrass, milfoil, other
__X__other types of vegetation

A variety of vegetation types can be found within the affected geographical area.

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

Not applicable as this is a non-project action. Measure to reduce runoff will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Endangered species may be present within the affected geographical area. The presence of endangered species will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Proposed landscaping will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Noxious weeds and invasive species will be evaluated in conjunction with each individual development proposal.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

Not applicable as this is a non-project action. The presence of birds and other animals will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The presence of threatened or endangered species will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The presence of an animal migration route will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to preserve or enhance wildlife will be evaluated in conjunction with each individual development proposal.

e. List any invasive animal species known to be on or near the site.
Not applicable as this is a non-project action. The presence of invasive animal species will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Energy needs will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Solar impacts will be evaluated in conjunction with each individual development proposal.

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:

Not applicable as this is a non-project action. Energy conservation features will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Environmental health hazards will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Possible site contamination will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Existing hazardous chemicals/conditions will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. The presence of birds and other animals will be evaluated in conjunction with each individual development proposal.

4) Describe special emergency services that might be required.

Not applicable as this is a non-project action. Needed emergency services will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Proposed measures to reduce/control health hazards will be evaluated in conjunction with each individual development proposal.

b. Noise

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

Not applicable as this is a non-project action. Existing noise will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Generated noise will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce noise impacts will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Adjacent uses will be evaluated in conjunction with each individual development proposal.

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?

Not applicable as this is a non-project action. The presence of working farmland/forestland will be evaluated in conjunction with each individual development proposal.

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:

Not applicable as this is a non-project action. The presence of birds and other animals will be evaluated in conjunction with each individual development proposal.

c. Describe any structures on the site.

Not applicable as this is a non-project action. The presence of structures will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The demolition of structures will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The zoning classification will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The comprehensive plan designation will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The shoreline master program designation will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. The presence of critical areas will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Residency will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Displacement will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Proposed measures to avoid or reduce displacement impacts will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Proposed compatibility measures will be evaluated in conjunction with each individual development proposal.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not applicable as this is a non-project action. Proposed compatibility measures will be evaluated in conjunction with each individual development proposal.

9. Housing

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

Not applicable as this is a non-project action. Housing units will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Housing units will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Housing impacts will be evaluated in conjunction with each individual development proposal.

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?

Not applicable as this is a non-project action. Building height will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. View impacts will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Aesthetic impacts will be evaluated in conjunction with each individual development proposal.

11. Light and glare

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

Not applicable as this is a non-project action. Light and glare will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Building height will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Light sources and glare will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce or control light and glare impacts will be evaluated in conjunction with each individual development proposal.

12. Recreation

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

Not applicable as this is a non-project action. Recreational opportunities will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Recreational opportunities will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce impacts to recreational opportunities will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. The presence of historical structures will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Landmarks will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Methods used to assess potential impacts to cultural and historic resources will be evaluated in conjunction with each individual development proposal.

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 as this is a non-project action. Proposed measures to reduce impacts to cultural resources will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Existing streets will be evaluated in conjunction with each individual development proposal.

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?

Not applicable as this is a non-project action. Transit service will be evaluated in conjunction with each individual development proposal.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Not applicable as this is a non-project action. Parking provisions will be evaluated in conjunction with each individual development proposal.

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).

Not applicable as this is a non-project action. Improvements to the transportation network will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Transportation needs will be evaluated in conjunction with each individual development proposal.

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?

Not applicable as this is a non-project action. Vehicle trips will be evaluated in conjunction with each individual development proposal.

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 as this is a non-project action. Transportation interference will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce impacts to transportation will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Increased needs for public services will be evaluated in conjunction with each individual development proposal.

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

Not applicable as this is a non-project action. Measures to reduce impacts to public services will be evaluated in conjunction with each individual development proposal.

16. Utilities

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

Not applicable as this is a non-project action. Available utilities will be evaluated in conjunction with each individual development proposal.

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.

Not applicable as this is a non-project action. Utility needs will be evaluated in conjunction with each individual development proposal.

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: _____
Name of signee LARA D. TATOMA
Position and Agency/Organization PLNG Director
Date Submitted: 3/2/16

D. SUPPLEMENTAL SHEET FOR NONPROJECT 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?

This proposal would not be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. The R-20 zone is for residential use and the Parks and Open Space zone would be for recreational uses—both of which will not result in a detrimental increase to any of the issues listed above.

Proposed measures to avoid or reduce such increases are: *None*

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

This proposal is not likely to affect plants, animal, fish, or marine life. New development within the R-20 zone would still be subject to all environmental laws. The Parks and Open Space zone would provide protection to native habitat.

Proposed measures to protect or conserve plants, animals, fish, or marine life are: *None*

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

This proposal would not be likely to deplete energy or natural resources. Higher density development within the R-20 zone can help foster the conservation of energy and natural resources by utilizing less land to support a certain population, allow for adjoining units which lessens the number of outer walls that subject a building to heat loss, and puts a higher population within walking distance of services, reducing need for automobile use. The parks and open space zone would protect natural resources by providing specifically designated areas for active and passive recreation inclusive of native growth.

Proposed measures to protect or conserve energy and natural resources are: *None.*

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?

This proposal is unlikely to use or affect environmentally sensitive areas or areas designated for environmental protection. The new Parks and Open Space Zoning District will provide clear distinction between parks and public facilities; thus helping to ensure there protection. Development within the proposed R-20 zone would be subject to environmental review and environmental protection laws. The higher density of the R-20 zone helps ensure compact development, which decreases the demand for outward expansion of the city into "greenfields".

Proposed measures to protect such resources or to avoid or reduce impacts are: *Adhere to environmental review of individual projects within the proposal areas and adherence to existing environmental regulations.*

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?

This proposal would affect land use by allowing higher densities within a new R-20 zone of the City that is not permissible now. It would not affect shoreline use or allow/encourage land and shoreline uses that were incompatible with existing plans. The Parks and Recreation zone would have no additional effect on land or shoreline uses.

Proposed measures to avoid or reduce shoreline and land use impacts are: *None*

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

This proposal would likely increase demands on transportation, public services, and utilities through increased population density within the R-20 zone.

Proposed measures to reduce or respond to such demand(s) are: *The population increase from higher density would be consistent with forecasted population growth projections.*

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

This proposal will not conflict with local, state, or federal laws or requirements for protection of the environment.