CITY OF SEATTLE
FIRE STATION 32 REPLACEMENT PROJECT
DPD # 3014980

SEPA CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable:

Fire Station 32
3715 SW Alaska Street
Seattle WA 98126

Addressed at
4700 38th
Avenue SW
LMK

2. Name of applicant:

Mark Adams, AIA

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

Mark Adams, AIA
Bohlin Cywinski Jackson
1932 First Avenue, Suite 916
Seattle WA 98101
(206) 256-0862

4. Date checklist prepared:

March 24, 2014

5. Agency requesting checklist:

City of Seattle Department of Planning and Development

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

Demolition of the existing station is scheduled to begin in December 2014, with construction of the new station to be completed approximately 12 months later.

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

No.

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

Site survey (Lin & Associates, Inc., March 22, 2013, revised July 26, 2013)
Geotechnical report (PanGeo, July 30, 2013)
Hazardous materials report (Eco Compliance Corporation, August 5, 2013)

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

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

City of Seattle Master Use, Building, Demolition and Long-term Right-of-Way Use permits, SDOT Street Improvement Plan and a Hazardous Material Abatement plan

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project. 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 project involves the demolition of the existing 9000 sf, 47 year old fire station and site walls and the construction of a new four-story (three above grade and a partial basement), approx. 20,000 sf fire station with a raised parking deck, on-site parking for 11 staff vehicles, as well as adjacent street and site improvements.

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 project address is 3715 SW Alaska Street, Seattle WA, 98126, which is located one block to the east of the intersection of Fauntleroy Way SW and SW Alaska St, near the Alaska Junction, in West Seattle.

The legal description of the property is:

Lots 1 through 4, Block 1, Norris' Addition to West Seattle, according to the plat thereof recorded in Volume 14 of plats, page 93, Records of King County, Washington. Except portion condemned by City of Seattle for West Alaska Street in Superior Court Cause no.70682, Ordinance no. 21302 of the City of Seattle.

Legal description of portion to be laid off and dedicated:

South 2 feet of lots 1 through 4, except the east 2 feet of lot 4, block 1 Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington;
And the east 2 feet of lot 4, block 1 of Norris' Addition to West Seattle, According to the Plat thereof recorded in Volume 14 of plats, page 93, records of King County Washington.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one):

Flat, rolling, hilly, steep slopes, mountainous, **other**: gently sloping with an approx. 7 ft. elevation gain from the northwestern to the southeastern corner of the site.

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

9% in a paved area

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Recessional Outwash

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

No

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

It is anticipated that there will be approximately 1734 CY of cutting and no fill on the project.

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

Soil erosion is anticipated to be minimal in the execution of this project. The site has not seen any erosion problems with the current use patterns, and this project does not change the use of the site.

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

Impervious surfaces will cover approximately 69.4% of the site. The net site area, excluding the alley ROW dedications, is 11,217 sf. On-grade planting areas within the property lines and outside of the roof line will cover 130 sf, and approximately 3,000 sf of the roof will be planted, resulting in permeable areas over 30.6% of the site.

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

Construction will in large part involve deep excavation within the footprint of the building, which will contain all surface runoff preventing turbid water runoff. Erosion in the outer perimeter of the project during construction will be prevented with silt fences, straw bales and plastic sheeting for stockpiles. The site will be completely stabilized at the completion of construction and no erosion is anticipated in the final state of the site.

2. Air

a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke, greenhouse gases) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

The construction process will include dust from the demolition process and some exhaust from construction vehicles and equipment.

The completely project will have: kitchen exhaust; flues for the gas appliances (kitchen range, domestic hot water heater, and apparatus bay heaters); emergency standby generator exhaust (during testing and emergency use) and exhaust from the fire department vehicles. The quantity of exhaust from the building systems will be less than at the existing station, due to the increased energy efficiencies of the new equipment. The vehicular exhaust will be increased due to the presence of one additional passenger vehicle per day and one Battalion Chief SUV.

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

No.

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

The contractor will control dust during demolition by spraying down the site with water. When the project is complete, any emissions from the fire fighting apparatus that are exhausted within the building are captured and released by a Nederman extraction system. The apparatus bay is then flushed entirely by two rooftop fan units. Vehicle idling is limited by Seattle Fire Department policies, but the emissions from the firefighting apparatus cannot be reduced from current levels.

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)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

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.

None.

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

No.

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

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.

No.

b. Ground:

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

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.

None.

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Sources of runoff for this project include rain water and fire training drill water. Rain water that falls onto the building or site will either be held and filtered through the areas of green roof or collected on the non-planted roof or site areas. Excess water from both of these areas will be conveyed into the on-site detention tank and then gradually released into the municipal combined sanitary sewer and storm water conveyance system. Water drilling on the station property by the fire fighters involves the use of fire-suppressing foam. The mixture of water and foam will be collected in site catch basins and conveyed to the municipal combined sanitary sewer and storm water conveyance system. Neither sources of runoff could flow into other waters. The municipal combined sewer system flows to the municipal waste water treatment plant.

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

No.

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

The provision of enough planted areas to meet Seattle Green Factor requirements and a below-grade detention tank to slow the release of rain and surface water into the municipal sewer system.

4. Plants

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

_x_ deciduous tree: **maple, pear, birch**

___ evergreen tree: fir, cedar, pine, other

_x_ shrubs: **juniper, rhododendron**

___ grass

___ pasture

___ crop or grain

___ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

___ water plants: water lily, eelgrass, milfoil, other

_x_ other types of vegetation: Ground covers, Ferns

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

The three small and one medium-sized deciduous street trees on Alaska will be removed, as will the 100sf planting strip with small shrubs on the north side of the building. The small planting area on the west side of the building, which includes a birch and rhododendrons, will also be removed. Both of these areas will be replaced with new, larger planting areas.

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

N/A

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

Three small medium trees appropriate under overhead under wires will replace the existing trees in the ROW along Alaska. The ground level planting areas will be replaced to the greatest extent possible. All planting will adhere to COS standards and Green Factor requirements.. There will also be over 3,000 sf of intensive green roof on the new station. Native plants will be used to the greatest extent possible, considering the exposure and micro-climates of the planting areas.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other:_____**songbirds, pigeons, crows**__

mammals: deer, bear, elk, beaver, other:_____**squirrels**_____

fish: bass, salmon, trout, herring, shellfish, other:_____**N/A**_____

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

N/A

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

No.

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

N/A

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.

The residential zones of the building will be heated and cooled with a high-efficiency Variable Refrigerant Flow system, which is run on electricity. Electric power for the building will come from municipal supply and the infrastructure will be in place to add an on-site photo-voltaic panel array in the future. Natural gas will be used to heat the apparatus bays, to heat domestic hot water, and for cooking. The emergency standby generator will run on diesel fuel, which will be stored in a tank on site.

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

No, the shadow of our building does not fall on adjacent properties. Our site is bordered to the north and west by streets and to the east by an alley.

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:

Energy efficient features will include the use of a high-performance building envelope, heat recovery of exhausted air, natural daylighting in regularly occupied spaces, high-efficiency lighting with daylight and occupancy sensors, occupancy sensors for non-critical plug loads, high-efficiency plumbing fixtures, solar-assisted hot water heating and the infrastructure to add photo-voltaic panels in the future. The project will meet the requirements for LEED Gold and the Seattle Sustainable Buildings and Sites policy, per City of Seattle requirements, and is targeting LEED Platinum.

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.

1) Describe special emergency services that might be required.

N/A

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)?

There is a moderate amount of traffic in the area, which will not affect this project.

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 site.

There will be construction noise coming from the site during the construction phase of the project. Some of the noisier operations will be demolition, pile installation, back-up alarms from moving equipment, saw cutting concrete and metal studs, installation of drywall, etc. Contractor will strictly follow the Seattle Municipal Code for Noise Control. Noisy operations will not occur outside the hours of 7am – 7pm weekdays and 9am – 7pm on weekends. Generally work hours will be between 7am and 5pm.

When construction is complete, the noise level at the site will be similar to current levels. For firefighting operations, there will be engine noise from the fire apparatus and sirens during emergency responses – day or night. Mechanical system noise will include fan noise from rooftop kitchen and vehicle exhaust fans, as well as a rooftop air handler. There will continue to be an emergency standby generator on site that is tested monthly for approx. 10 mins. during

regular business hours.

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

Contractor will provide engineering controls where possible to control noise during construction. This could include sound baffles, pre-cutting metal studs, etc.
Noise from fire-fighting operations cannot be reduced from current levels due to nature of emergency responses.
Mechanical equipment located on the roof or exposed to the building exterior will be reviewed to ensure compliance with the Seattle Noise Ordinance, SMC section 25.08. Where necessary to meet the limits of the code, mitigation will be provided, which may include sound barriers, duct silencers, etc. Vehicle exhaust fans have been located behind parapet walls to prevent noise transmission to neighboring properties.
Though exempt from noise ordinance limits, the emergency standby generator will have a sound attenuated, weatherproof enclosure and will be located below grade in an open concrete well to minimize noise impact on the neighborhood during monthly testing or in the event of an emergency.

8. Land and Shoreline Use

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

The site is occupied by the current Fire Station 32. There are single-family residences to the south, businesses to the east and west, and mixed-use buildings to the north across Alaska.

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

No.

c. Describe any structures on the site.

The existing station is a 1966 building with a steel frame and brick infill cladding. The building consists of a 3-bay apparatus garage to the north, a two-story wing with a partial basement that houses crew areas to the south and an attached tower for training and hose drying to the east. There are parking spaces and site walls to the east and south of the station.

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

The existing station and site walls will be demolished.

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

NC3P-40

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

Essential Public Facility - Commercial/Mixed Use - Residential Urban Village

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

N/A

h. Has any part of the site been classified as an “environmentally critical” area? If so, specify.

No.

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

11 staff members will working at the station at all times, working 24 hour shifts that change at approx. 8am each day.

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

None.

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

N/A

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

This project replicates the current land use of the site, which is an essential public facility serving the surrounding neighborhood. The new building is being designed to meet the current zoning requirements for the site.

9. Housing

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

None.

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

None.

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

As this project maintains the current use of the site, it will not impact housing in the neighborhood.

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?

The highest portion of the structure will be the top of the hose/stair tower, which is 59'-6" above the average existing grade elevation. The principal exterior building materials are metal panel, glass curtainwall and storefront systems and architectural concrete.

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

Northward views from the residences to the south of the station will be minimally affected by the new structure since large mature coniferous trees located to the south already obscure views to the north. The same trees block views of the residential area from uses to the north of the station.

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

The design team has worked to ensure that the massing of the building reflects the various uses surrounding the site. The quieter, residential areas of the program have been placed on the south edge of the building and the publicly-scaled, active uses - such as the apparatus bay - are along busier SW Alaska Street. Large windows along SW Alaska allow views to the interior for passers-by and vehicle traffic to observe fire station operations. The main public entry of the station will be made both legible and inviting to pedestrians by means of good lighting, windows to the interior, a visible but sheltered place to sit out of the elements, and the presence of a large-scale public art piece mounted on the building adjacent to the entry plaza. The exterior materials and colors of the building have been carefully selected for appearance, durability and civic image.

The design of the building has been reviewed and approved by the Seattle Design Commission at both the 30% and 60% design progress points, and will be reviewed again at the completion of the Design Development phase (90% review).

11. Light and Glare

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

The project will meet City of Seattle and code standards for exterior and interior lighting levels and controls.

Lighting will be diffused. Fixtures proposed will be shielded and and will have diffusing lens where possible to mitigate glare. Glare occurs if there is a visibility of direct light or a reflection of it. In the world of electric lighting, it will be more prevalent at night when there are no other light sources (such as sunlight) present.

Nightime exterior lighting will be designed for site safety and to direct the public to the main building entrance where an emergency telephone is located. Additional exterior lighting on a timer switch will be provided at the Rear Apron for post-fire clean-up and hose washing in the when required.

Interior lighting will be per typical business and residential uses, with the exception that interior lights in corridors, stairs and Apparatus Bay will turn on at night during emergency responses.

Staff vehicle headlights will be visible during morning shift change (approx. 8am) during the winter months.

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

No.

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

None.

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

Exterior site lighting to be full cut-off type and shielded as necessary. Lighting controls will turn off building lights when not needed. Fire fighter sleeping rooms have been located on the south side of the site adjacent to single-family residential uses. Rear Apron is located on the north side of the site adjacent to SW Alaska Street, and is visually shielded from the properties to the south by the building mass. The elevated Upper Parking area will have perimeter screening to mitigate impact of vehicle headlights on neighboring properties.

12. Recreation

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

West Seattle Park and public golf course is three blocks to the east, down SW Alaska St.

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

No.

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

N/A

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.

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

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

N/A

14. Transportation

a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.

The site is served by 38th Avenue SW to the west, SW Alaska Street to the north, and alleys to the east and south. On-site parking is accessed from both alleys, and the fire apparatus exit onto 38th Avenue SW.

The station is located one block to the east and south of Fauntleroy Way, which provides an arterial connection to both South Seattle and downtown via the West Seattle Bridge, State Route 99 and Interstate 5.

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

Yes, there are bus stops within one block of the property in either direction on SW Alaska St.

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

The completed project will have 11 parking spaces for on-duty firefighters, which adds 2 to the number on site and reduces the impact of the station on neighborhood parking.

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).

The project will not require any new streets. The eastern half of 38th Avenue SW adjacent to the site will be replaced and the grading adjusted to facilitate the fire department vehicles to exiting the station. The project will also be dedicating land on both the east and south sides of the property to widen the adjacent non-conforming alleys, per DPD requirements. The stop line on SW Alaska St in front of the station will also be moved 10' to the east, away from the intersection with 38th Ave SW, to keep intersection clear for fire apparatus during an emergency call.

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

No.

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

The station will see 11 round-trips a day for the staff to arrive on site, which will occur with the shift change at approx. 8am. There are occasional deliveries to the station during the day. The fire department vehicles come and go many times a day in the course of their duty, depending on the demand for emergency response. This is consistent with the existing use of the site.

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

Fire department staff will be encouraged to use alternate forms of transportation to get to work, such as using the adjacent bus lines or bicycling, but the vehicular trips in the apparatus are part of the emergency response work and are not able to be controlled.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

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

N/A

16. Utilities

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

Electricity, natural gas, water, sanitary sewer, telephone, cable, municipal garbage and recycling collection.

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 immediate vicinity which might be needed.

Electricity - Seattle City Light
Replacement of (2) power poles in the Right of Way and trenching at sidewalk

Natural Gas - Puget Sound Energy
Trenching at ROW, meter installation

Sanitary Sewer - Seattle Public Utilities
Excavation at 38th Ave SW for new connection

Water - Seattle Public Utilities
Meter installation

Telephone - Century Link
Connection to pole

Cable - Comcast
Connection to pole

Trash/Recycling/Yard Waste - Seattle Public Utilities
Storage area accommodated on site

C. SIGNATURE

The above answers are true and complete to the best of my knowledge.
I understand the lead agency is relying on them to make its decision.

Signature:

_____

Date submitted:_____3/24/2014_____

This checklist was reviewed by:

Lindsay King
_____
Land Use Planner, Department of Planning and Development

Any comments or changes made by the Department are entered in the
body of the checklist and contain the initials of the reviewer.

LMK
_____

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?

   Not likely.

   Proposed measures to avoid or reduce such increases are:

   New mechanical systems and plumbing fixtures are much more efficient than those currently used on the site.

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

   The project will increase the amount of green space found on the site, which will benefit local animals and birds.

   Proposed measures to protect or conserve plants, animals, fish, or marine life are:

   N/A

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

   The project is targeting LEED Platinum for energy performance, so it will be much less likely than the existing station to deplete energy resources.

   Proposed measures to protect or conserve energy and natural resources are:

   The construction will be using recycled and low-embodied energy materials to the greatest degree possible, low-flow plumbing fixtures, highly efficient mechanical system and an envelope with an R-value higher than the code requires.

4. How would the proposal be likely to use or affect environmentally critical 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 likely.

   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 plan will not affect local land and shoreline use.

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   N/A

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

   Not likely.

   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.

   No known conflicts.