

# City of Oroville

1308 Ironwood, P.O. Box 2200, Oroville, Washington, 98844, (509) 476-2926, Fax (509) 476-9067

## NOTICE OF ACTION

Official Date of Notice: January 10, 2007

Notice is given under SEPA, RCW 43.21C.080 that the City of Oroville Planning Agency took the action described in (2) below on January 3, 2008.

1. Any action to set aside, enjoin, review, or otherwise challenge such action on the grounds of noncompliance with the provisions of chapter 43.21C RCW (State Environmental Policy Act) shall be commenced on or before January 20, 2008.
2. Description of agency action: Extended the comment period on the initial DNS issued November 26, 2007 until February 29, 2008 in order to continue consultation and receive comment by agencies and members of the public on the environmental documents as provided by WAC 197-11-500(2).
3. Description of proposal: Make amendments to both the Oroville Comprehensive Plan and Zoning Code and adopt a Critical Areas Ordinance intended to protect Critical Areas as required under the Growth Management Act.
4. Location of proposal: current incorporated boundaries of the City of Oroville, and, in the future as annexed, the City's Urban Growth Area (UGA) which is generally identified in the Oroville Comprehensive Plan as an area located below the 1,200' elevation contour level wholly or partially within Sections 3, 4, 5, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 33 & 34 of Township 40 N., Range 27 E. WM, Okanogan County, Washington.
5. Type of environmental review under SEPA: DNS SEPA Comment Period.
6. Documents may be examined during regular business hours at (location, including room number, if any): during normal business hours at the Clerk's Office, City Hall, 1308 Ironwood, Oroville and on the City of Oroville website [www.oro-ville-wa.com](http://www.oro-ville-wa.com).
7. Name of agency giving notice: City of Oroville Planning Agency

8. This notice is filed by:



Date: January 3, 2008

Christian D. Johnson, Permit Administrator

# City of Oroville

1308 Ironwood, P.O. Box 2200, Oroville, Washington, 98844, (509) 476-2926, Fax (509) 476-9067

## NOTICE OF ISSUANCE OF A DETERMINATION OF NON-SIGNIFICANCE UNDER SEPA

Oroville Comprehensive Plan & Zoning Amendments for Critical Areas

Official Date of Notice: **November 29, 2007**

NOTICE IS HEREBY GIVEN THAT the City of Oroville, P.O. Box 2200, Oroville, WA 98844, who is the local authority with jurisdiction, has proposed to make amendments to both the Oroville Comprehensive Plan and Zoning Code and adopt a Critical Areas Ordinance intended to protect Critical Areas as required under the Growth Management Act.

The proposal will be applied to the current incorporated boundaries of the City of Oroville, and, in the future as annexed, the City's Urban Growth Area (UGA) which is generally identified in the Oroville Comprehensive Plan as an area located below the 1,200' elevation contour level wholly or partially within Sections 3, 4, 5, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28, 33 & 34 of Township 40 N., Range 27 E. WM, Okanogan County, Washington.

The lead agency for this proposal, which is the City of Oroville Planning Agency, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of a completed environmental checklist provided by the Applicant and other information on file with the lead agency.

This DNS has been issued under WAC 197-11-340(2); the lead agency will act on this proposal until after 14 days from the official date of notice.

The public is invited to attain a party of record status to ensure notification of subsequent actions and/or have standing in an appeal of the final decision by providing written comment on this threshold determination or requesting a copy of the decision once made.

The complete proposed text, SEPA Checklist, maps and related Municipal Codes are available for inspection and/or purchase during normal business hours at the Clerk's Office, City Hall, 1308 Ironwood, Oroville.

Written comments must be filed at City Hall no later than 4:00 p.m. 12/13/2007. Questions and/or comments should be directed to JoAnn Denney, Planning Agency Clerk, P.O. Box 2200, Oroville, WA 98844 at (509)476-2926.

Issued this date: November 26, 2007



Christian D. Johnson, Permit Administrator

This notice is given pursuant to Section 17.100.050 OMC, appeals under SEPA shall be processed under Chapter 8.24 OMC and appeals of the final decision on this application may be filed by a party of record with standing in Okanogan County Superior Court within 21 days of issuance of the decision as provided by Chapter 36.70C RCW.

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*Purpose of checklist:*

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

*Instructions for applicants:*

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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

*Use of checklist for nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project, if applicable:

**Oroville Comprehensive Plan and Zoning Amendments for Critical Areas**

2. Name of applicant: **City of Oroville**

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

**Chris Branch, Director  
Planning and Community Development  
P. O. Box 2200  
Oroville, WA 98844**

4. Date checklist prepared: **November 20, 2007**

5. Agency requesting checklist: **City of Oroville**

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

**11-27-07          Public Hearing – Oroville Planning Commission**

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

**n/a**

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

**WASHINGTON STATE WETLAND RATING SYSTEM for EASTERN WASHINGTON, Revised**  
Annotated Version March 2007 Ecology Publication # 04-06-15

**Wetlands in Washington State, Volume 1: A Synthesis of the Science FINAL**, March 2005  
Ecology Publication #05-06-006

**Management Recommendations for Washington's Priority Habitats: RIPARIAN** K. Lea Knutson and Virginia L. Naef December 1997 Washington Department of Fish and Wildlife

**2006 OKANOGAN BASIN STEELHEAD SPAWNING GROUND SURVEYS** Performance Period: March 1, 2006 – February 28, 2007 CCT Account # 315806 BPA Project # 200302200 Prepared by John Arterburn and Keith Kistler

**Critical Areas Assistance Handbook: Protecting Critical Areas Within the Framework of the Washington Growth Management Act**, Washington State Department of Community, Trade and Economic Development Nancy K. Ousley, Acting Deputy Director for Community Development November 2003

**Critical Aquifer Recharge Areas Guidance Document** Prepared by: Laurie Morgan Washington State Department of Ecology Water Quality Program January 2005 Publication Number 05-10-028

**How Ecology Regulates Wetlands, An introduction to: Regulatory authority, Wetland definitions and delineation, Wetland characterization and function assessment, Wetland mitigation, Buffers and more**, April 1998 Publication No. 97-112

**Wetlands in Washington State Volume 2: Guidance for Protecting and Managing Wetlands FINAL** April 2005 Ecology Publication #05-06-008

**SALMON AND STEELHEAD HABITAT LIMITING FACTORS ASSESSMENT WATERSHED RESOURCE INVENTORY 49: OKANOGAN WATERSHED**, Prepared for: **CONFEDERATED TRIBES OF THE COLVILLE RESERVATION** Okanogan, WA Prepared by: **ENTRIX, INC.** Seattle, WA & **Golder Associates** Redmond, WA May 14, 2004

**BARRIERS TO ANADROMOUS FISH IN THE OKANOGAN RIVER BASIN** Prepared by John Arterburn, Keith Kistler, and Chris Fisher Prepared for **COLVILLE TRIBES DEPARTMENT OF FISH AND WILDLIFE ANADROMOUS FISH DIVISION-OMAK OFFICE 23 Brook's Tract Rd., Omak WA 98841 CCT/AF-2007-1** January 2007

**DRAFT SMALL CITIES CRITICAL AREAS ORDINANCE IMPLEMENTATION GUIDEBOOK** Washington Department of Community, Trade and Economic Development, BHC Consultants, February 1, 2007

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.

A Letter of Intent to Annex has been submitted to the Oroville City Council for a portion of the Oroville's Urban Growth Area (non-GMA Planning) where the proposed comprehensive plan amendments and Critical Areas Ordinance will apply. Petitioners have been advised that the annexation may be approved upon submission of the required petition signatures.

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

n/a

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 proposal includes adoption of a number of changes to the Oroville Comprehensive Plan after consideration of Best Available Science, and the adoption of a Critical Areas Ordinance intended to protect Critical Areas as required under the Growth Management Act.**

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 proposal applies to the current incorporated boundaries of the City of Oroville, and, in the future as annexed, the City's Urban Growth Area (UGA) which is generally identified in the Oroville Comprehensive Plan as an area located below the 1200' elevation contour level wholly or partially within Sections 3, 4, 5, 8, 9, 10, 14, 15, 16, 17, 20, 21, 22, 23, 26, 27, 28 33, and 34 of Township 40, Range 27.**

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

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

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

**50%**

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.

**Mostly fine sand, and fine sandy loam with slopes from 0-25%.  
Includes mostly Cashmont and Ewall Series soils according to the Okanogan County Soil Survey with**

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

**Only in a few areas near the lake shore of Lake Osoyoos where slopes occur to as much as 50%, primarily in sections 3 and 10.**

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

**n/a**

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

**In specific areas, yes, this is the reason for adopting a Critical Areas Ordinance that includes Steep Slopes and Erosion Hazard Areas to appropriately manage development, on a site-specific basis.**

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

**n/a**

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

**Critical Areas Reports will be required in identified critical areas that may require conditions to control erosion.**

a. **Air**

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

n/a

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

n/a

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

n/a

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.

**The Okanogan and Similkameen rivers, Lake Osoyoos, Nine Mile Creek and Tonasket Creek and an unnamed stream are all within the UGA, as well as a few wetlands and small ponds.**

- 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.

**Future development within the UGA will occur due to the water bodies named in item 3.a, above.**

- 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.

n/a

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

**Any surface water withdrawals that may occur will be within existing regulations and applicable water rights.**

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

**There is 100-year floodplain throughout the UGA.**

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.

**None anticipated.**

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.

**Groundwater withdrawals will continue under existing water rights and/or exemptions, both private and public. Much of the UGA is served municipal water under the City's water rights.**

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.

**Septic systems exist within the UGA; however, a portion is served by sanitary sewer.**

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.

**n/a**

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

**n/a**

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

**The proposed policies in the Comprehensive Plan Amendment and the Critical Areas Ordinance will control stormwater, primarily using the Eastern Washington Stormwater Manual as the standard.**

**4. Plants**

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, 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?

**n/a**

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

**None that we are aware of.**

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

**Vegetation removal will be controlled within 100' of certain riparian areas, and restoration incentives are included.**

**5. Animals**

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

**birds: hawk, heron, eagle, songbirds, other: ducks, geese**  
**mammals: deer, bear, elk, beaver, other:**  
**fish: bass, salmon, trout, herring, shellfish, other: Salmon, steelhead,**  
**perch, carp, succers, etc**

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

**Steelhead threatened (challenged)**  
**Bald Eagle threatened**

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

**Okanogan River is a flyway for migratory birds species, mostly ducks and geese.**

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

**Development limitations and standards for Riparian Habitat Areas.**

**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.

n/a

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

n/a

- 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:

n/a

**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.

n/a

- 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)?

n/a

- 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.

n/a

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

n/a

**8. Land and shoreline use**

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

**The UGA currently includes a mix of residential, commercial, industrial, agricultural, recreational and public uses.**

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

**Much of the UGA has been, or is currently, in agricultural use.**

c. Describe any structures on the site.

**There is a variety of structures serving the uses described in 8.a above.**

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

n/a

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

**Within the current incorporated boundaries of the City there is included Low-High Density Residential, Retail and Service Commercial, and Industrial zoning designations. Outside the City within the UGA is currently zoned Minimum Requirement District, Agricultural and Residential.**

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

**Within the current incorporated boundaries of the City the designations are consistent with the zoning designations. Outside the city the City has adopted specific designations and is currently working with the County to update both the City's and County's Plans as the County's Plan has not been updated since 1964. There are agricultural, residential and industrial designations included.**

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

**Two shoreline master programs apply. The City's program was last updated in 1997 and includes urban, suburban and parallel conservancy designations. Okanogan County's program applies to areas annexed to the City after 1997 which are designated suburban around Lake Osoyoos. A small amount of shoreline is within the UGA on the Similkameen River and is designated Rural.**

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

**No, however the adoption of the Critical Areas provisions will serve this purpose.**

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

n/a

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

n/a

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:

n/a

**9. Housing**

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

n/a

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

n/a

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

n/a

**10. Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

n/a

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

n/a

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

n/a

**11. Light and glare**

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

n/a

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

**Actually, the designation of Critical Areas can result in the reduction of light or glare, in many cases.**

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

n/a

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

none

**12. Recreation**

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

**Boating, water skiing, swimming and fishing are common recreational activities around the Lake and River.**

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

**The proposed policies and regulations may restrict some recreational uses but should not displace any.**

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

**Certain passive recreational activities are exempt from the proposed regulations, and in areas subject to Shoreline Master Programs there are provisions that provide for recreational uses which may preclude riparian habitat regulations.**

**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.

**None known by the City that would be affected by the proposal.**

- 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 proposed access to the existing street system. Show on site plans, if any.

**The UGA and City has a well established system of highways and streets that should not be affected by the proposal.**

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

n/a

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

n/a

- 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).

n/a

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

n/a

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

n/a

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

n/a

15. **Public services**

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

**The proposal should not increase a need for these services.**

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

**none**

16. **Utilities**

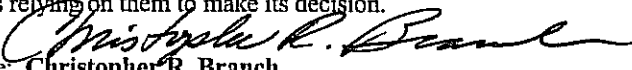
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

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

**None connected with this 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: **Christopher R. Branch,**  
**Planning and Community Development Director**

Date Submitted: **November 26, 2007**

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not use this sheet for project actions) Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

No.

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?

**The proposal includes components that are expressly intended to protect flora and fauna.**

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

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

**The proposal should have no effect of depletion of such resources.**

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?

**The proposed policies and regulations will have a positive impact on all the above since that is exactly what they are developed to achieve.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**Adoption of the proposed policies and 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?

**The proposed policies and regulations discourage land and shoreline uses that would be incompatible with existing plans. However, certain future land uses that have been designated by the City's Comprehensive Plan may be limited as a result of Critical Areas being present**

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?

**The proposal should have little impact; however, new utility installation may not be allowed in certain critical areas.**

Proposed measures to reduce or respond to such demand(s) are:

**none**

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 be supplementary to these other laws and should further their objectives.**