



**SEPA ENVIRONMENTAL REVIEW**  
(State Environmental Policy Act)

Form # PLN ENR 003-SC-A  
Revised 4/1/10

**Submittal Checklist**

Yakima County Public Services

128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · [www.co.yakima.wa.us](http://www.co.yakima.wa.us)

(For staff use only)

<b>APPLICANT:</b> <u>HORDAN PLANNING SERVICES</u>	<b>PROJECT#:</b> <u>LRN22-004</u>
<b>PHONE:</b> <u>509-249-1919</u>	<b>CASE#:</b> <u>SEPR22-006</u>
<b>PROJECT DESCRIPTION (from application form):</b>	<b>PC/SPC:</b>
	<b>DATE SUBM:</b> <u>1/31/22</u>

**NOTE:** Your application is not considered complete for processing until all applicable items have been submitted.

**NOTE:** It is recommended that construction plans not be submitted until after Planning permits are obtained since your permit may be denied or changes may be require to the construction plans, resulting in wasted or additional consultant and permit fee costs.

**SEE INSTRUCTIONS ON PAGE 2**

Required Items (supplied by applicant)	INTAKE STAFF COMMENTS (reviewed by Staff)	Intake Verification
1. <b>Complete SEPA Application Form</b> • Did the property owner of record sign? <u>YES</u> NO • Is there a contact phone number listed? <u>YES</u> NO	List other related applications (zoning, subdivision, etc.):	<input checked="" type="checkbox"/>
2. <b>Completed Environmental Checklist</b> • Are all questions answered? <u>YES</u> NO • Did the property owner of record sign? <u>YES</u> NO		<input checked="" type="checkbox"/>
3. <b>Complete written description of the project.</b>		<input checked="" type="checkbox"/>
4. <b>Site Plan</b> <u>N/A - NONPROJECT</u> • Are all Site Plan Requirements met? YES NO • Are all structures shown? (see air photos) YES NO • Are all Critical Areas present shown? YES NO • Have reproducible copies been provided? YES NO		<input checked="" type="checkbox"/>
5. <b>Appropriate fees paid</b>		<input checked="" type="checkbox"/>

By signing this form you are certifying that the above information is attached and accurate.

Landowner/Representative Signature: [Signature]

Date: 1-28-22

**NOTE:** Representatives must be listed on the Application Form, with their signature.



# SEPA ENVIRONMENTAL CHECKLIST

## SUBMITTAL SUPPLEMENTAL

Form # PLN ENR 003-SS1-A  
Revised: 8/12/14

Yakima County Public Services  
128 North Second Street · Fourth Floor Courthouse · Yakima, Washington 98901  
(509) 574-2300 · 1-800 572-7354 · FAX (509) 574-2301 · www.co.yakima.wa.us

### WAC 197-11-960 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:*

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

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.

(For Staff Use Only)

DATE: 2/23/22

REVIEWED BY: TUA

PROJECT #: LPN22-004

CASE #: SEP22-006

RELATED FILES:

**A. BACKGROUND**

STAFF USE ONLY

OROZCO  
MAP AMENDMENT

1. Name of proposed project, if applicable:

Not applicable

2. Name of applicant:

Bill Hordan

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

410 North 2<sup>nd</sup> Street, Yakima, WA 98901

509-249-1919

4. Date checklist prepared:

1-17-2022

5. Agency requesting checklist:

Yakima County Public Services – Planning Division

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

Not applicable, this is a non-project SEPA application.

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

Not at the time of this application, however, if this application is approved, it is likely that the adjoining commercial property acquiring this property would be used in a commercial manner.

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

No other environmental information exists for this property.

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 other applications are pending that directly affect this proposal.

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

Approval of the Comprehensive Plan Amendment/Rezone application that accompanies this checklist. A Boundary Line Adjustment (BLA) will be needed to complete the project.

11. Give brief, complete description of your proposal, including the proposed use 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.)

The proposal is a non-project request to change the Comprehensive Plan Future Land Use Map designation on a portion of a 1.98 acre parcel from Urban Residential to Urban Commercial and the zoning from Multi-family Residential (R-3) to General Commercial (GC). The purpose of this project is to merge a .61 acre portion of the property with Assessor's Parcel Number 201004-34011 for future development.

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 property lies on the northeast corner of the intersection of Linden Street and West First Avenue, within the urban growth area of Toppenish, Washington. The address of the subject property is 61 Linden Street. The Yakima County Assessor's Parcel Number for the property is 201004-34408.

## **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)?

Approximately 1 percent.

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.

According to Yakima County GIS Mapping, the soil type for the property is Naches loam, 0 to 2 percent slopes. The soil is classified as prime farmland. No soil is proposed to be removed from the property as part of this application.

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

No.

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.

No filling or grading is proposed as part of this non-project application.

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

No erosion will occur as part of this non-project application.

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

The subject property (.61 acres) is vacant, except for residential landscaping, and does not contain any impervious surfaces.

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

None needed, none proposed.

## 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.

No new emissions to the air will result as part of this non-project application.

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

None known by the property owner.

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

None needed, none proposed.

## 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 County GIS Department indicates on their critical areas map that a Type 4 or 5 stream lies along the west side of the property. However, an on-site inspection did not indicate any surface water course where indicated. It is not known if this surface water flows into other waters, as no water is visible where the critical areas map indicates.

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 moved from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Not applicable, no filling or dredging is proposed as part of this non-project application.

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

No surface water withdrawals or diversions are proposed as part of this non-project application.

5) Does the proposal lie within a 100-year flood plain? 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 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.

No discharge to, or withdrawal of ground water will occur as part of this non-project application.

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, no project proposed.

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.

Not applicable to this application, as no project is proposed.

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

No.

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

No.

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

None needed, none proposed.

#### 4. Plants

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

**XX** Deciduous tree: Alder, maple, aspen, other

— Evergreen tree: Fir, cedar, pine, other

**XX** Shrubs

**XX** Grass

— Pasture

— Crop or grain

— Orchards, vineyards or other permanent crops.

— Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

— Water plants: Water lily, eelgrass, milfoil, other

**XX** Other types of vegetation -- **WEEDS**

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

No vegetation will be removed or altered as part of this non-project application.

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

None known.

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

None proposed as part of this non-project application.

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

None known by the property owner.

## 5. Animals

STAFF USE ONLY

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:

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

None known by the property owner.

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

No.

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

None proposed as part of this non-project application.

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

None known by the property owner.

## 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.

No energy source is proposed as part of this non-project application. The existing residential structure uses electricity for heating, cooling and lighting.

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

No.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None proposed at this time, as this is a non-project application.

## 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.

No.

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

None known by the property owner.

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.

No hazardous chemical/conditions exist that might affect project development and/or design.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no known toxic or hazardous chemicals stored, used or produced on the subject property.

4) Describe special emergency services that might be required.

None needed as part of this non-project application.

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

None needed, none proposed.

#### **b. Noise**

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

Minor traffic noise exists in the immediate area. The noise is not expected to affect this comprehensive plan amendment and rezone request.

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.

No new noise will be generated as part of this non-project application request. Any new noise would likely be associated with noises consistent with commercial development in the neighborhood.

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

None needed, none proposed.

#### **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.

The subject site currently contains an existing single-family residence, automobile cover canopy and storage shed. The .61 acres, which is subject to the proposed map amendment contains grass and trees. Property to the north is currently vacant. Property to the south contains a mini-mart with gasoline pumps and an attached retail/service

business. Property to the east contains single-family residences. Properties to the west is developed with a school. This non-project rezone will not have any effect on those current land uses or nearby adjacent properties.

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?

To the knowledge of the property owner, the property has never been used for agricultural production. However, some minor animal grazing may have occurred in the past. The property does not lie within lands designated for resource use.

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:

This non-project land use designation/rezone proposal will not affect surrounding working farm or forest business operations because the property lies within an urban growth area.

c. Describe any structures on the site.

The site contains a 2,112 sq. ft. single-family residence, 25' x 25' automobile cover canopy and a 10' x 15' storage shed.

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

No.

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

Multi-family Residential (R-3)

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

Urban Residential

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

Not applicable.

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

Yakima County GIS Mapping indicates that a Type 4 or 5 Stream passes along the west side of the property.

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

Not applicable, as this is a non-project application.

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

Not applicable, as this is a non-project application.

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

None needed, none proposed.

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

Compliance with the Yakima County Comprehensive Plan and applicable zoning ordinance.

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

None needed, none proposed, as the property lies within an urban growth area.

## 9. Housing

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

Not applicable, no housing is proposed as part of this non-project application.

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

Not applicable, no housing will be eliminated as part of this non-project application.

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

None needed, none proposed.

## 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, no structures are proposed as part of this non-project application.

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

No known views will be altered or obstructed as part of this non-project application.

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

None needed, none proposed.

## 11. Light and glare

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

No light or glare will result from this non-project application.

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

Not applicable as this application does not propose any development which would produce light or glare.

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c. What existing offsite sources of light or glare may affect your proposal?

No off-site light or glare will affect this non-project application.

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

None needed, none proposed.

## 12. Recreation

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

Formal and informal recreational activities have been observed at the school which lies westerly of the subject property.

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:

None needed, none proposed.

## 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.

None are known to the property owner.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation. This may include human burials or old cemeteries. Is 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.

None are known to the owner within the boundaries of the subject property. However, the property lies within the boundary of the Yakama Nation Reservation which is known to contain cultural resources.

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. No new construction is proposed as part of this non-project comprehensive plan/rezone application.

d. Proposed measures to avoid, minimize, or compensate for loss, change, and disturbance to resources. Please include plans for the above and any permits that may be required.

None needed as part of this non-project application.

#### 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.

The property has direct access to Linden Street, which accesses West First Avenue to the south, the roadways connect with other local access roads, arterials and eventually to state highways within Yakima County.

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?

The area is not served with public transit. The nearest known public transit stop is in Yakima, Washington, about 15 miles to the northwest.

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, no new parking spaces are proposed or required because no new project is being proposed as part of this non-project application. This application will not eliminate any parking spaces.

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).

No.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Not applicable, this application does not propose any development or vehicle trips.

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.

No.

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

None needed as part of this non-project application.

**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.

No.

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

None needed as part of this a non-project application.

**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.

No new utilities are proposed as part of this non-project application.

**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.

A handwritten signature in black ink, appearing to be "Nate", written above a horizontal line.

Signature: \_\_\_\_\_

1/27/22

Date Submitted: \_\_\_\_\_

**C. SIGNATURE**

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

Signature:  \_\_\_\_\_

Date Submitted: \_\_\_\_\_

1-25-2022

<p><b>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?</b></p> <p>No increased discharge to water, emissions to air or toxic/or hazardous substances are proposed. No increase in noise levels are anticipated by a change to the Comprehensive Plan or Rezone.</p> <p><b>Proposed measures to avoid or reduce such increases are:</b></p> <p>If applicable, complete an additional SEPA Checklist once a project has been proposed.</p>
<p><b>2. How would the proposal be likely to affect plants, animals, fish, or marine life?</b></p> <p>This proposal will have no effect to plants, animals, fish or marine life.</p> <p><b>Proposed measures to protect or conserve plants, animals, fish, or marine life are:</b></p> <p>Conservation of these issues would be reviewed through additional SEPA review and implementation of rules and regulations of the Critical Areas Ordinance, if determined necessary.</p>
<p><b>3. How would the proposal be likely to deplete energy or natural resources?</b></p> <p>Not applicable, no natural resources are being exploited through this application.</p> <p><b>Proposed measures to protect or conserve energy and natural resources are:</b></p> <p>None needed, none proposed.</p>
<p><b>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?</b></p> <p>The proposal does not affect environmentally sensitive areas.</p> <p><b>Proposed measures to protect such resources or to avoid or reduce impacts are:</b></p> <p>Compliance with local, state and federal environmental ordinances will ensure protection occurs.</p>
<p><b>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?</b></p> <p>This proposal will not affect shorelines, as there are none affected. Future land use development of the property will be dictated by local, state and federal ordinances.</p> <p><b>Proposed measures to avoid or reduce shoreline and land use impacts are:</b></p> <p>Compliance with local, state and federal shoreline and land ordinances will ensure protection occurs.</p>
<p><b>6. How would the proposal be likely to increase demands on transportation or public services and utilities?</b></p> <p>New development would have only a minimal increase in traffic on the transportation grid and a minor demand in public services and utilities as the property is developed.</p> <p><b>Proposed measures to reduce or respond to such demand(s) are:</b></p> <p>All new development would be required to meet transportation concurrency requirements and provide basic services and utilities prior to development occurring.</p>
<p><b>7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.</b></p> <p>No conflicts are anticipated.</p>