



San Juan County Community Development & Planning

135 Rhone Street P.O. Box 947 Friday Harbor, WA 98250
(360) 378-2354 (360) 378-2116 Fax (360) 378-3922
www.sanjuanco.com

Shoreline Permit Application Packet

This information packet contains the material to help you make application for a shoreline substantial development permit, a shoreline conditional use permit, and a shoreline variance.

Shoreline Permit Application Checklist

Yes No

- A completed project permit application form.
- A legal description of the site and any other property description required by the applicable development regulations.
- Completed environmental checklist if applicable (contact CD&P to determine if required)
- Fee per adopted fee schedule.
- Evidence of available and adequate water supply as required by Chapter 13 of the San Juan County Code and the *Comprehensive Plan*.
- Evidence of sewer availability or septic approval or suitability as required by Chapter 13 of the San Juan County Code.
- A site plan containing the following information:
 - All site plans should be printed on 8 1/2 inch by 14 inch (or smaller) paper.
 - Compass direction and graphic scale (1" = 40' for parcels over one acre in area and 1" = 20' for parcels under 1 acre).
 - Corner grades and existing contours of topography at five-foot contour intervals.
 - Proposed developments or use areas.
 - Existing structures and significant features on the subject property and on adjacent properties.
 - Property lines, adjoining streets, and immediately adjoining properties and their ownership.
 - Location and dimensions of existing and proposed improvements on public rights-of-way, such as roads, sidewalks, and curbs.
 - Existing and proposed grades and volume and deposition of excavated material.
 - Natural drainage direction and storm drainage facilities and improvements.
 - Locations of all existing and proposed utility connections.
 - Parking spaces and driveways.
 - Proposed landscaping.
 - Wetlands and other Environmentally Sensitive Areas.
 - Title block with the project name and address, drawing title, tax parcel number, and the name/address/phone of the person preparing drawing.
- For applications for docks, a Joint Use Agreement.

If the answer to any of these questions is NO, you do not have a complete permit application and Community Development & Planning will not be able to begin the review process, although we will work with you to provide the required information.

If your project requires a JARPA from the Department of Fish and Wildlife, the form can be accessed online at www.epermitting.org.



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About Shoreline Permits

The San Juan County Unified Development Code (UDC) and the Shoreline Management Act establish several different types of shoreline use permits, all of which utilize this application packet. The purpose for requiring a permit to conduct a certain activity in the shoreline is to ensure that the proposed use is compatible with the policies of the San Juan County Comprehensive Plan, and the regulations of the UDC, the Shoreline Management Act, and its rules. These permits include:

Substantial Development Permit - This permit application is heard by the San Juan County Hearing Examiner. The Examiner holds a public hearing on Substantial Development Permit Applications at which time the applicant, Community Development & Planning (CD&P) staff, and the public get an opportunity to comment on the proposed project.

Shoreline Conditional Use Permit - This permit application is also acted upon by the Hearing Examiner after a public hearing, but after the County issues an approval or denial, that decision must be confirmed by the Washington Department of Ecology.

Shoreline Variance - This permit is required when your proposal can not meet the specific performance standards of the code (such as height or setbacks), is heard by the Hearing Examiner and must be approved by Ecology.

Process

After an application and applicable fees are submitted, CD&P has 28 days to determine whether the application is complete. If it is not complete, the applicant has 90 days to provide all missing information.

Once the application is complete, CD&P will issue a threshold determination pursuant to the State Environmental Policy Act (SEPA). If a determination of significance is issued, the applicant would begin preparation of an Environmental Impact Statement. If a determination of non-significance is issued, notice of the determination and of the application will be posted on the property, mailed to adjacent property owners, and published in the paper.

CD&P staff will schedule a public hearing before the San Juan County Hearing Examiner and prepare a staff report prior to the hearing. The report analyzes whether the proposal is consistent with the criteria for approval of a substantial development permit, conditional use permit, or variance.

At the public hearing, the Hearing Examiner will review the staff report, the applicant's presentation, and all public testimony and, after the hearing is closed, determine whether the proposal is consistent with the criteria for approval and may approve, approve with conditions, or deny the application.

The Examiner's action on the permit may be appealed to Superior Court by any party of record by filing a written appeal and appropriate fees within 21 days of the date of decision.

After final action by the County, the permit is transmitted to the Washington State Department of Ecology.

If the permit is a substantial development permit, the County's action may be appealed to the Washington State Shoreline Hearings Board within 28 days of transmittal to Ecology.

If the permit is a conditional use or variance, Ecology will take action to approve or deny the permit within 30 days of transmittal. This action may be appealed to the Hearings Board within 28 days.

Criteria for Approval

Substantial Development Permit

1. The proposal is consistent with the policies of the Shoreline Management Act and its implementing regulations, RCW 90.58 and WAC 173–27, as amended;
2. The proposal is consistent with the policies and regulations of the Shoreline Master Program in Section 5 of the Unified Development Code;
3. The proposal is consistent with Section 8 of the Unified Development Code;
4. The proposal is consistent with the applicable sections of the Unified Development Code;
5. The proposal is consistent with the goals and policies of the *Comprehensive Plan*; and
6. All conditions specified by the Hearing Examiner to make the proposed development consistent with the Master Program and to mitigate or avoid adverse impacts are attached to the permit.

Conditional Use Permit

1. The proposed use is consistent with the policies of RCW 90.58.020 and the policies of the Master Program;
2. The proposed use will not interfere with the normal public use of public shorelines;
3. The proposed use of the site and design of the project is compatible with other permitted uses within the area;
4. The proposed use will cause no unreasonably adverse effects to the shoreline environment in which it is to be located;
5. The cumulative impacts of additional requests for like actions in the area, or for other locations where similar circumstances exist, shall not produce substantial adverse effects to the shoreline environment. *E.g.*, the total of the conditional uses shall remain consistent with the policies of RCW 90.58.020 and the Master Program; and
6. The public interest will suffer no substantial detrimental effect.

Variance

1. Variance permits for development that will be located landward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), except within those areas designated as marshes, bogs, or swamps pursuant to WAC 173–22, may be authorized *provided* the applicant can demonstrate all of the following:
 - i. that the strict application of the bulk, dimensional, or performance standards set forth in the applicable Master Program precludes or significantly interferes with a reasonable use of the property not otherwise prohibited by the Master Program. The fact that a greater profit might result from using the property in a manner contrary to the intent of the Master Program is not sufficient reason for granting a variance;
 - ii. that the hardship described above is specifically related to the property and is the result of unique conditions such as irregular lot shape, size, or natural features, and the application of the Master Program, and not, for example, from deed restrictions or the applicant's own actions;
 - iii. that the design of the project is compatible with other permitted activities in the area and will not cause adverse effects to adjacent properties or the shoreline environment;
 - iv. that the requested variance does not constitute a grant of special privilege not enjoyed by the other properties in the area, and is the minimum necessary to afford relief; and
 - v. that the public interest will suffer no substantial detrimental effect.
2. Variance permits for development that will be located either waterward of the ordinary high water mark (OHWM), as defined in RCW 90.58.030 (2)(b), or within marshes, bogs, or swamps as designated under WAC 173–22, may be authorized *provided* the applicant can demonstrate all of the following, that the:
 - i. Strict application of the bulk, dimensional, or performance standards set forth in the Master Program precludes a reasonable use of the property not otherwise prohibited by the Master Program;
 - ii. Proposal is consistent with the criteria established under Section 8.11.9.c(1).ii–v; and
 - iii. Public rights of navigation and use of the shorelines will not be adversely affected.

Fees

See current fee schedule for appropriate fee.



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Dock Permits - Alternative Moorage and Joint-use Requirements

The San Juan County Shoreline Master Program regulations require that permits for a dock associated with a single family residence cannot be approved until the applicant has shown that alternative moorage facilities are not adequate or feasible for use and that a thorough investigation of joint-use possibilities has been made.

The following actions are suggested to help guide your efforts to fulfill these requirements, but please keep in mind that the burden of proving the need for a dock rests upon the applicant.

1. Prior to deciding to apply for a new dock facility, make a thorough investigation of alternative moorage facilities. Consider use of a mooring buoy or float, a dinghy dock (which may be exempt from shoreline substantial development permit requirements), marina moorage, and various moorage combinations. If these moorage alternatives are not adequate or feasible, please submit a written, detailed statement of facts and circumstances to support this conclusion.
2. The next step is to schedule a preapplication conference with a planner to discuss the plans, the pertinent Shoreline Master Program policies and regulations, and which neighbors are to be contacted regarding joint-use of both existing and new dock facilities.
3. After meeting with a county planner, write to neighbors who have docks regarding the possibility of entering into a joint-use agreement with them for the use of their dock facility and the potential for pursuing expansion of their dock if it is at capacity use. If existing facilities or expansion of existing facilities are not feasible options, please submit a written, detailed statement of facts and circumstances to support this conclusion.
4. If alternative moorage is determined not to be an option after following steps 1 through 3, write to the two neighbors on each side of the proposed dock location regarding the possibility of sharing a dock facility and enclose a proposed joint-use dock agreement. The joint-use agreement should be reasonable and indicate the terms of joint-use, including but not necessarily limited to, ownership and use, access rights and stipulations, costs, the binding effect of the document, and the fact that the agreement runs with the land. A sample joint-use agreement is available from CD&P, but it is stressed that this sample agreement is only for illustrative purposes. Specific agreements should be tailored to the facts and circumstances of each particular dock proposal.
In order to reach a mutually satisfactory agreement with neighbors, it is best to approach the concept of joint-use with an open mind and keep any dock design at a preliminary or conceptual stage. Moorage needs of several neighbors may be accommodated at more central location and/or that a different dock design may be more appropriate.
5. Request a written response to joint-use requests and allow neighbors at least thirty (30) days to accomplish this request. Provide CD&P with documentation that neighbors have actually received the request, e.g., written responses, certified receipts, etc.
If a joint-use agreement as been made, it must be submitted to CD&P in its final form, signed by all applicable property owners and notarized before the public hearing is scheduled.

Sample Agreement Regarding Joint-Use Docks

(Effective Date)

This agreement regarding a joint-use dock is made as of the date shown above and is between the following parties:

The owner(s) of {lot, plat, recording volume and page or other legal description} located on {name of waterbody, island, and tax parcel number} and who are {name of owner(s)}; and

The owner(s) of {lot, plat, recording volume and page or other legal description} located on {name of waterbody, island, and tax parcel number} and who are {name of owner(s)}; and

{Follow same format for additional parties.}

{List names of all parties} are hereinafter referred to as "parties". {List legal descriptions of all parcels subject to the agreement} are hereinafter referred to as "affected parcels".

WHEREAS, the {parties or name of party} have commenced with plans for the construction of a dock to be located on {legal description of parcel(s)}; and

WHEREAS, the parties hereto wish to enter into an agreement providing for the use, access, maintenance, costs, and other such matters concerning the dock;

NOW, THEREFORE, in consideration of the mutual benefits to be derived herefrom, the parties covenant and agree as follows:

1. Design and Construction. The parties have had an opportunity to review the location, design and construction plans for the dock and agree to the same. Upon receiving proper permits and approvals, the {parties or name of party} may construct the dock on {legal description of parcel(s) owned by {name of party(ies)}} in compliance with all conditions and requirements imposed by all applicable governmental authorities.
2. Ownership and Use.
Alternative 1:
Each party shall own an undivided {give proportion, e.g. one-third (1/3)} interest in the dock. The parties shall have joint and equal rights to the use of the dock. {If desired, designate space allocation here and/or different ownership and use scheme.}
Alternative 2:
{Party(ies)} will maintain complete ownership of the dock and moorage space and will be leased to {names of party(ies)} at a cost of \$_____ per lineal foot with a cost of living escalator. {Indicate space allocation here.}
3. Expenses. All expenses concerning the dock shall be shared equally {or specify other proportion}. Such costs include, but are not limited to, the following:
 - a. application and permit fees;
 - b. all taxes;
 - c. design and construction costs;
 - d. maintenance and repair costs; and
 - e. {if applicable, premiums for property insurance at replacement value or other insurance stipulation}.
4. Repairs and Maintenance. The parties agree to keep the dock in good order and repair. All repair and maintenance costs not the result of one party's acts or omissions shall be shared in the proportion as set forth in item 3 above.
5. Improvements. Any improvements shall be discussed prior to commencement of construction and the sharing of costs shall be by further agreement. Such improvements are subject to all applicable governmental permits and approvals.

6. Access Rights. The {name of party(ies)} hereby convey and warrant to the owners and future owners of the affected parcels an access easement over and across {legal description} as is reasonable and desirable to gain ingress and egress to the joint-use dock. {Specify here other applicable terms of access, including but not limited to, mode of access, hours of use, specific easement location, responsibility for easement construction and maintenance, parking location(s) and terms, etc.}
7. Exclusive Use. The dock and any of its improvements are for the exclusive and sole use and benefit of the owners and future owners of the affected parcels. No party(ies) shall grant rights of any kind whatsoever concerning the use and benefit of the dock without the prior written consent of the other party(ies).
8. Waiver of Responsibility. {If desired -- All users shall carry and show proof of adequate liability and casualty insurance for himself/herself and any authorized individuals, and will be required to sign a liability waiver.} The parties agree to keep the dock and premises clean, orderly and as free as possible from all flammable substances. Each party shall indemnify and hold all other parties to this agreement harmless from any loss, damage, injury, cause of action or claim resulting from any and all acts or omissions of the party, his/her agent, guest, other persons or entities on or utilizing the premises at the party's request.
9. Binding Effect. This agreement shall be binding upon and inure to the benefit of the parties, their heirs, successors and assigns of the affected parcels, and all covenants contained herein shall run with the land.
10. This is the entire agreement between the parties. There are no other understandings, verbal or written. This agreement may be modified only by written agreement between the parties.

This sample joint-use dock agreement is presented by the San Juan County CD&P as a courtesy and is for illustration purposes only. Before executing any agreement of this type, the San Juan County Prosecuting Attorney recommends that each party engage an attorney to prepare all final agreements necessary for the joint-use of a dock.

If all terms and conditions are not clearly and legally spelled out and understood at the time a private agreement is executed, disputes as to the terms of joint-use may arise at a later date. Neither CD&P nor any other agent or official of San Juan County can take any responsibility or position on any disputes which may arise as a result of private agreements.

Sample Letter for Adjacent Neighbor Notice

Date

Adjacent Neighbor Name

Address

City

Dear Neighbor:

I have recently made application to the San Juan County Community Development & Planning to build a dock in front of my property.

In order to satisfy the County's shoreline development requirements, I have been asked to contact my waterfront neighbors who do not have docks, but who may be interested in a joint use arrangement.

This involves drawing up a written agreement with the rights and obligations stated.

Please indicate below whether you are interested in the possibility of such an arrangement.

Sincerely,

Applicant

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:
2. Name of applicant:
3. Address and phone number of applicant and contact person:
4. Date checklist prepared:
5. Agency requesting checklist:
6. Proposed timing or schedule (including phasing, if applicable):
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
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.
10. List any government approvals or permits that will be needed for your proposal, if known.
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.)
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.

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)?

- 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.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

2. 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.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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.
- 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.
- 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.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- 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.
- 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.
- 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.
- 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.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

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?
- c. List threatened or endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

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:
 - mammals: deer, bear, elk, beaver, other:
 - fish: bass, salmon, trout, herring, shellfish, other:
- b. List any threatened or endangered species known to be on or near the site.

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

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

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.

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

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:

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.

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

b. Noise

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

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.

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

8. Land and Shoreline use

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

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

c. Describe any structures on the site.

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

- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

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?
- b. What views in the immediate vicinity would be altered or obstructed?
- c. Proposed measures to reduce or control aesthetic impacts, if any:

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?

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

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

12. Recreation

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

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

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

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.

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

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.

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

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

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).

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

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

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

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.

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

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.

17. 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: _____

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?

Proposed measures to avoid or reduce such increases are:

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

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?

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

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?

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

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?

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

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

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

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