DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.	08-103709 AC
Project Name/Address:	Wilburton Village Mixed-Use Development 200 116th Ave NE
Planner:	Matthews Jackson
Phone Number:	425-452-2729
Minimum Comment Period:	**March 20, 2008**

Materials included in this Notice:

- [x] Blue Bulletin
- [x] Checklist
- [x] Vicinity Map
- [ ] Plans
- [ ] Other:

ENVIRONMENTAL CHECKLIST

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: KG Investments Management

Proponent: Same

Contact Person: John C. McCullough
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 701 Fifth Ave., Seattle, WA 98104

Phone: (206) 812-3388

Proposal Title: Wilburton Village mixed-use development (site-specific)

Proposal Location: Certain parcels in the Wilburton Village core area, between 116th Avenue NE and 120th Avenue NE and between NE 2nd Street and NE 8th Street (parcels 3325059041, 3325059042, 3325059012, 3325059151, and 3325059213).

Please attach an 8 ½" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: This proposed comprehensive plan amendment is a site-specific one and accompanies a non-site-specific amendment filed concurrently by the same applicant. In the non-site-specific application, specific policy language is proposed for incorporation in the Wilburton Subarea Plan. This policy language would establish the possibility of a new overlay zone in the Subarea, to promote future development of the Wilburton Village core area. This site-specific amendment being proposed would authorize the application of this overlay designation to those properties in this core area owned by the applicant and identified on the map attached as Exhibit A to the Comprehensive Plan amendment application. Other adjoining sites in the core area may be acquired by the applicant in the future (or owners of such parcels may desire to join in this request)..
2. Acreage of site: Approximately 12.58 acres
3. Number of dwelling units/buildings to be demolished: None

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4. Number of dwelling units/buildings to be constructed: None

5. Square footage of buildings to be demolished: None

6. Square footage of buildings to be constructed: None

7. Quantity of earth movement (in cubic yards): None

8. Proposed land use: Mixed retail, residential and/or office uses.

9. Design features, including building height, number of stories and proposed exterior materials: None.

10. Other

Estimated date of completion of the proposal or timing of phasing:

City council will take action on proposed amendments to the Comprehensive Plan between September and October. This is a nonproject action. No development is currently proposed.

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

Future mixed-use development within the Wilburton Village core area is anticipated, though no development is currently proposed.

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

None.

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Comprehensive plan amendment.

Please provide one or more of the following exhibits, if applicable to your proposal.

(Please check appropriate box(es) for exhibits submitted with your proposal):

_ Land Use Reclassification (rezone) Map of existing and proposed zoning

_ Preliminary Plat or Planned Unit Development
Preliminary plat map

_ Clearing & Grading Permit

Plan of existing and proposed grading
Development plans

_ Building Permit (or Design Review) Site plan
Clearing & grading plan

_ Shoreline Management Permit Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: X Flat _ Rolling _ Hilly _ Steep slopes _ Mountains _ Other

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

10% in limited areas.

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

Sand and clay above glacial till.

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

No.

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

There is no filling or grading proposed in connection with this nonproject action. Development of the property will require future project-specific approvals. Any proposed filling or grading proposed in connection with future development will be addressed during the project approval process. Future development will require compliance with all relevant federal, state, and City regulations relating to filling and grading.

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

This is a nonproject action. Development of the site will require future project-specific approvals and SEPA review. Future development will comply with all applicable local, state and federal regulations relating to erosion control. The potential for erosion will be evaluated in connection with this project-specific review. Accordingly, no significant erosion impacts are anticipated.

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

This is a nonproject action. The same percent of the site will be covered with impervious surfaces after passage of this proposed amendment as currently exists.

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

Future development will comply with all applicable local, state and federal regulations relating to erosion control.

2. AIR

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

This is a non-project action. Development of the site will require future project-specific approvals and SEPA review. The potential for air emissions, which may include dust from construction, will be evaluated in connection with this project-specific review. Future development will comply with all applicable local, state and federal regulations relating to control of air emissions. Accordingly, no significant air emissions impacts are anticipated.

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

No.

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

Future development will comply with all applicable local, state and federal regulations relating to air emissions.

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.

There are no bodies of surface water on any of the parcels. The closest body of water is Lake Bellevue, several blocks to the north of the parcels, and a stream several blocks to the east of four of the parcels, running from Lake Bellevue to the Mercer Slough.

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.

This is a non-project action. Development of the site will require future project-specific approvals and SEPA review, including an assessment of whether construction will occur over, in, or adjacent to surface water.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None. This is a nonproject action. Development of the site will require future project-specific approvals and SEPA review, including an assessment of fill and dredge material that would be placed in or removed from surface waters, if any.

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

No.

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

No.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No

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

None.

c. Water Runoff (Including storm water)

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. After future development, it is anticipated that stormwater runoff will be collected on site and discharged to the City's stormwater system. Future development will comply with all applicable local, state and federal regulations relating to stormwater.

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

No.

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

Future development will comply with all applicable local, state and federal regulations relating to stormwater

4. Plants

a. Check or circle types of vegetation found on the site:
X deciduous tree: alder, maple, aspen, **other**
X evergreen tree: fir, cedar, **pine**, other
X shrubs
X grass
_ pasture
_ crop or grain

_ wet soil plants: cattail, buttercup, bulrush, 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?

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. The site is currently heavily urbanized with minimal vegetation. Future development will comply with applicable City requirements for landscaping.

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

None.

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

Future development will comply with applicable City requirements for landscaping.

5. ANIMALS

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

X 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.

None.

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

No.

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

None.

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 need? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is anticipated to utilize electricity and natural gas.

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 the proposal? List other proposed measures to reduce or control energy impacts, if any:

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development will comply with all applicable local, state and federal requirements relating to energy conservation.

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.

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is not anticipated to include any environmental health hazards. Future development will comply with all applicable local, state and federal requirements relating to environmental health.

1) Describe special emergency services that might be required.

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is not anticipated to require any special emergency services

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

Future development will comply with all applicable local, state and federal requirements relating to environmental health.

b. Noise

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

Traffic noise from I-405 and adjacent streets.

2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development may produce noise, including construction and traffic noise. Future development will comply with all applicable local, state and federal requirements relating to noise.

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

Future development will comply with all applicable local, state and federal requirements relating to noise.

8. Land and Shoreline Use

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

General commercial, including automotive sales and repair, warehouse, restaurants, and big-box retail.

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

No.

c. Describe any structures on the site.

Parcel Number 3325059041:	Building #1 – 9,216 sq. ft. automotive sales and service; predominant use garage, service repair Building #2 – 21,840 sq. ft. service garage
Parcel Number 3325059012:	Building #1 – 19,287 sq. ft. auto dealership; predominant use garage, service repair Building #2 – 1,520 sq. ft. auto dealership; predominant use office building Building #3 – 340 sq. ft. office building
Parcel Number 3325059213:	Building #1 – 46,820 sq. ft. big box retail; predominant use discount store (Best Buy)

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

No. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is anticipated to include demolition of the existing structures on the property.

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

Commercial (GC).

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

GC - General Business.

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 as an "environmentally sensitive" area? If so, specify.

No.

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including an assessment of how many people would reside or work in the future development proposal.

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

None.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposal is the amendment of the Comprehensive Plan future land use map and a rezone of the property. In connection with these actions, the City will undertake an evaluation of the proposal's consistency with the existing Comprehensive Plan and with land uses in the vicinity.

9. Housing

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including an assessment of how many units would be provided, and whether (and in what quantities) the housing would be high, middle, or low-income.

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

None.

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

None.

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?

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development will comply with all applicable height limitations.

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including an assessment of whether and to what extent development could alter or obstruct protected views.

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

None. Future development of the site will comply with the Bellevue zoning code, including its provisions relating to design review.

11. Light and Glare

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development will produce light commonly associated with residential, retail and/or office uses.

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

No. Future development will comply with all applicable local, state, and federal regulations relating to light and glare.

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

None.

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

None. Future development will comply with all applicable local, state, and federal regulations relating to light and glare.

12. Recreation

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

Recreation opportunities are available in every direction from the site. Wilburton Hill Park is located a couple blocks to the southeast of the site. This is the largest upland park in the City, encompassing a wide variety of active and passive recreational opportunities. The park's trail is a major link in the Lake to Lake Trail and Greenway System. The Kelsey Creek Community Park is located a couple blocks from the Wilburton Hill Park. The Kelsey Creek Park is a neighborhood park featuring farm animals and picturesque barns. The Glendale Country Club is located several blocks east of the site. Lake Bellevue is located a few blocks to the northeast of the site, and Hidden Valley Sports Park is located several blocks to the northwest of the site. This sports park covers 17.31 acres and includes three softball fields, play and picnic areas, tennis courts, a sports court, and restrooms. Several blocks to the north is the Bridle Trails State Park. This 482-acre day use park is open year round for day use and provides 30 picnic tables, two stoves, four braziers, water, and a restroom. This park is well-known for horseback riding and horse shows, and horse trails throughout the park double as hiking trails. Bellevue Downtown Park is located several blocks to the west of the site. Finally, Lake Washington lies several blocks to the west of the site, along with two nearby beach parks (Clyde Beach Park and Meydenbauer Park).

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.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

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

None known

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

None.

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.

Four parcels are served by 116th Avenue NE on the west. The fifth parcel is served by 120th Avenue NE on the east. The City is currently planning to extend NE 4th Street through the site from the west (NE 4th Street currently ends at 116th Ave. NE.

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

King County Metro routes 230, 253, 261, and 272 run along NE 8th Street, north of the parcels. Routes 237, 342, 532, 535, 555, 564, and 565 can be accessed a couple blocks to the west of the parcels, near I-405.

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

This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development will comply with the Bellevue zoning code requirements for parking.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. As mentioned directly above, the City is considering extending NE 4th Street through the site from the west.

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

No. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. However, it is anticipated that the City will adopt an approved light-rail corridor along the NE 6th Street right-of-way (adjacent to the Wilburton Village core area).

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

None. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including an assessment of the number of vehicular trips per day which any given development would generate.

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

Future development will comply with all local, state, and federal regulations relating to reducing or controlling transportation impacts.

15. Public Services

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

No. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review. Future development is anticipated to have a demand for public services typical to mixed-developments.

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

None. Future development will comply with all local, state, and federal regulations relating to reducing or controlling 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.

None. This is a non-project action. No development is currently proposed. Future development will require project-level approvals and SEPA review, including an identification of the proposed utilities, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

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.....Steven Kramer.....

Date Submitted.....1/31/08.....

SUPPLEMENTAL SHEET FOR NONPROJECT ACTION
Continuation of the Environmental Checklist

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment (see Environmental Checklist, B. Environmental Elements). 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. If you have any questions, please contact the Development Services reviewer in the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

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

This proposed comprehensive plan amendment is a site-specific one and accompanies a non-site-specific amendment filed concurrently by the same applicant. In the non-site-specific application, specific policy language is proposed for incorporation in the Wilburton Subarea Plan. This policy language would establish the possibility of a new overlay zone in the Subarea, to promote future development of the Wilburton Village core area. This site-specific amendment being proposed would authorize the application of this overlay designation to those properties in this core area owned by the applicant and identified on the map attached as Exhibit A to the Comprehensive Plan amendment application. Future development could increase discharge to water, emissions to air, production, storage, or release of toxic or hazardous substances, or production of noise, depending on the scope and intensity of the development.

Proposed measures to avoid or reduce such increases are:

Future development will require project-specific approvals and SEPA review, including an assessment of these impacts and identification of mitigation measures. Accordingly, it is not anticipated that future development will not result in any significant adverse impacts to these elements of the environment.

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

This is a nonproject proposal. No development is currently proposed. Impacts to plants, animals, fish, or marine life would only occur upon future development. There are no bodies of water on any of the parcels. There are no endangered or threatened plants or animals on any of the parcels. Moreover, given most of the site is already covered by impervious surfaces, impacts to these elements is likely to be insignificant upon future development.

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

Future development will require project-specific approvals and SEPA review, including an assessment of these impacts and identification of mitigation measures. Future development will comply with all local, state, and federal regulations relating to building on or near bodies of surface water, tree protection, and landscaping. Accordingly, impacts to these elements of the environment are expected to be insignificant.

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

This is a nonproject action. No development is currently proposed. Impacts to energy depletion and the use of natural resources will vary depending on the scope and nature of the development, as well as the requirements imposed by local, state, and federal regulations. Because the site area is currently highly developed, future development is not likely to lead to significant additional impacts on these elements.

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

Future development will require project-specific approvals and SEPA review, including an assessment of these impacts and identification of mitigation measures. Future development will comply with all local, state, and federal regulations relating energy conservation and protection of natural resources, including compliance with the Washington State Energy Code, as adopted by the City. See BMC 23.10.010. Accordingly, impacts to these elements of the environment are expected to be insignificant.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection--such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

This is a nonproject action. No development is currently proposed. Future development is not anticipated to significantly affect environmentally sensitive areas or areas designated for governmental protection. There are no sensitive areas on the site or areas designated for governmental protection.

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

No significant impacts to environmentally sensitive areas or areas designated for governmental protection are anticipated, as there are no such resources on the site. Future development will require compliance with all relevant federal, state, and local regulations relating to environmentally sensitive areas or areas designated for governmental protection.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This is a nonproject action. No development is currently proposed. Future development is not anticipated to create significant adverse impacts relating to land use or shorelines. None of the site is within a shoreline district. Moreover, the site is currently highly developed, so future development should not create inconsistent intensity of uses.

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

No significant adverse impacts to land or shoreline use are anticipated. Future development will require compliance project-specific approvals and SEPA review, as well as compliance with all relevant federal, state, and local regulations relating to impacts on shorelines and land.

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

This is a nonproject action. No development is currently proposed. Future development could result in more use of transportation, public services, or utilities, depending on the scope and nature of the development.

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

Future development will require project-specific approvals and SEPA review, including an assessment of the development's impacts on these elements and identification of mitigation measures. Future development will require compliance with all relevant federal, state, and local regulations. Accordingly, no significant adverse impacts to these elements are anticipated upon future development.

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

It is not anticipated that the proposal will conflict with local, state, or federal laws or requirements for the protection of the environment. This is a nonproject action and future development will require project-specific approvals, SEPA review, and compliance with all relevant local, state, and federal regulations for the protection of the environment.