

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

Please complete all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. ADDITION, complete the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). For nonproject actions.

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

City of Dayton

Comprehensive Plan augmentation of the Washington Street Historic District (WSHD) Subarea, and South Side Historic District (SSHD) Subarea

2. Name of applicant: [\[help\]](#)

City of Dayton

3. Address and phone number of applicant and contact person: [\[help\]](#)

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kscharer@daytonwa.com

4. Date checklist prepared: [\[help\]](#)

January 28, 2015

5. Agency requesting checklist: [\[help\]](#)

City of Dayton, WA

6. Proposed timing or schedule (including phasing, if applicable): schedule *as of 1/28/2015*
- 2/25/15 DHPC holds Public Hearing on Res Historic District Design Guidelines. Hearing is closed or is continued for additional oral and/or written testimony.
 - 3/25/15 DHPC approves motion to recommend approval, recommend approval with revisions or to defer action on Res Historic District Design Guidelines
 - 4/22/15 Planning Commission holds a public hearing regarding adding the Dayton Register Southside and Washington Street Historic Districts together with the DHPC recommended design guidelines as subarea plans augmenting the Dayton Comprehensive Plan.
 - 4/22/15 or 5/19/15 – The Planning Commission forwards a recommendation to the City Council to adopt the Dayton Register Southside and Washington Street Historic Districts together with their DHPC recommended design guidelines as subarea plans.
 - 5/11/15 or 6/8/15 – The City Council considers whether to take action to approve the Subarea Plans.

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

No, not at this time.

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

Previously, SEPA Checklists for the 2008 Comprehensive Plan and the 2014 Comprehensive Plan Update.

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 applications are known to be pending at this time. The 2014 Comprehensive Plan Update is scheduled for adoption by the City Council on February 9, 2015.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

City Council adoption, amending the Comprehensive Plan. See # 6 above for schedule.

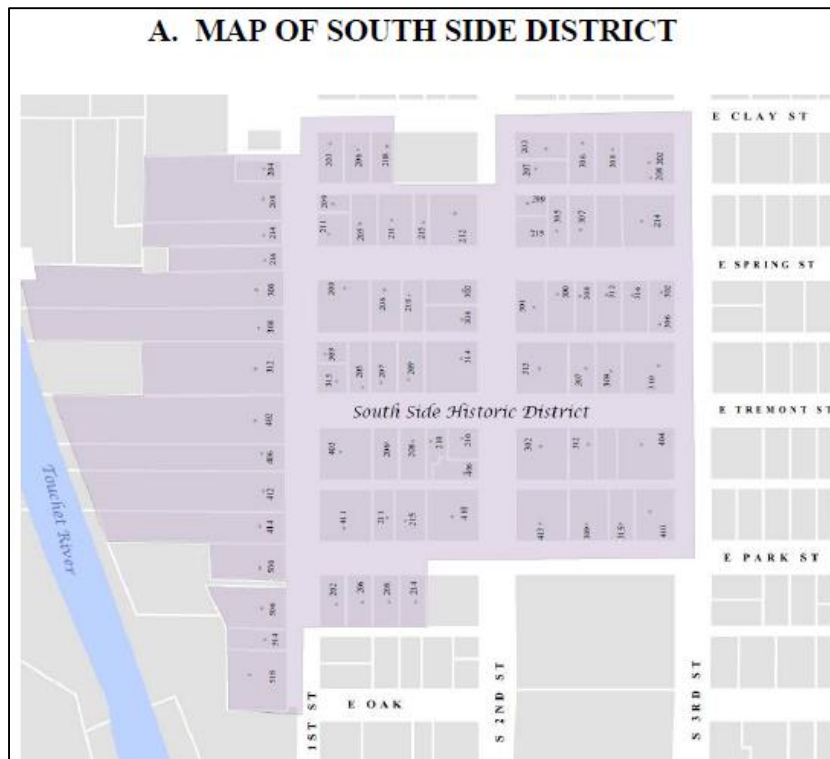
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposed Comprehensive Plan amendment adopting two subareas effects policies and guidelines for development in the Washington Street Historic District Subarea and the South Side Historic District Subarea. With adoption of the subareas, there will be policy guidelines which will be used to determine the appropriateness of future exterior appearance of new construction, remodels, etc. The Dayton Historic Preservation Commission will reference these guideline policies when considering applications for “Certificate of Appropriateness”.

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.

Both subareas are on the east side of the Touchet River. WSHD is 2 blocks north of Main St. and SSHD is 1 block south of Main St.



B. ENVIRONMENTAL ELEMENTS

1. Earth

- General description of the site [\[help\]](#): , rolling, hilly, steep slopes, mountainous, other – only slopes are at river and creek edges
- What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)
Only slopes at river and creek – max. of 100%, elevation difference 10 ft. or less.
- 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. [\[help\]](#)

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guidance updated March 2012

The proposal is a non-project plan. There are three types of soils in the districts:

PoA - Patit Creek cobbly silt loam, 0 to 3 percent slopes

PkA - Patit Creek silt loam, 0 to 3 percent slopes

MoA - Mondovi silt loam, 0 to 3 percent slopes.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

The proposal is a non-project plan. No indication of unstable soils. Soils are prone to liquefaction when soils are saturated during the wet season, however the risk of seismic activity is extremely low.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. [\[help\]](#)

The proposal is a non-project plan.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

The proposal is a non-project plan. Erosion potential will be reviewed at the project level.

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

The proposal is a non-project plan. Site coverage will be addressed with review and planning of projects. City zoning standard limits impervious surface on residential lots to a max. of 65%.

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

N/A The proposal is a non-project plan.

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. [\[help\]](#)

The proposal is a non-project plan.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

The growing, fertilizing, harvesting of crops; burning of fields; and dust from soils exposed to winds are currently present in the Dayton area.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

N/A The proposal is a non-project plan.

3. Water

- a. Surface Water: [\[help\]](#)

- 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. [\[help\]](#)

This is a non-project proposal. Touchet River is located on the west edge of the SSHD and Patit Creek runs through the WSHD. See maps above.

- 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. [\[help\]](#)

The proposal is a non-project plan.

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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. [\[help\]](#)

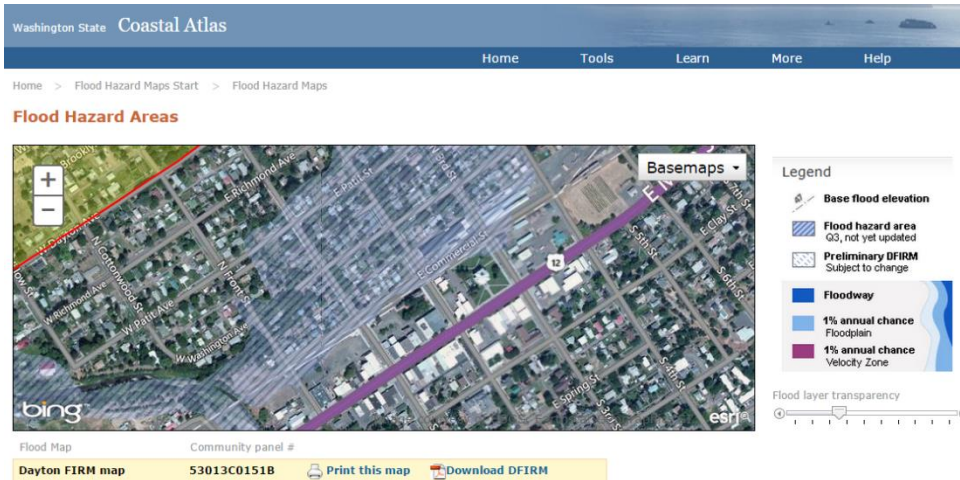
The proposal is a non-project plan document.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

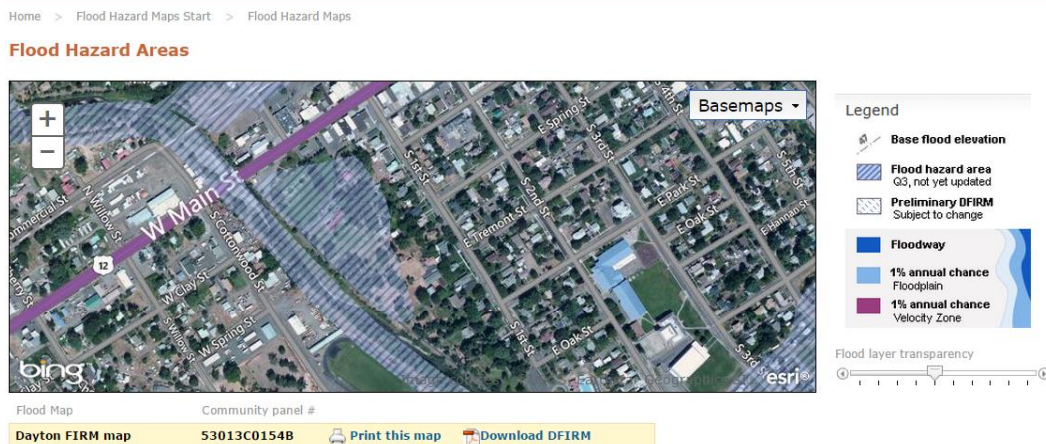
The proposal is a non-project plan document.

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

The proposal is a non-project plan document. WSHD is within the 100 Year FP as shown below.



SSH is only partially within the 100 Year FP. Historic homes in the SSHS are outside of the FP. See below:



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. [\[help\]](#)

The proposal is a non-project plan.

b. Ground Water:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

The proposal is a non-project plan.

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. [help]

N/A The proposal is a non-project plan document.

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. [help]

N/A The proposal is a non-project plan document.

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

N/A The proposal is a non-project plan document.

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

N/A The proposal is a non-project plan document.

4. Plants

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

All types are found within the City of Dayton.

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

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

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

N/A The proposal is a non-project plan document.

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

Endangered species found within City of Dayton are:

Spiranthes diluvialis (Ute ladies'-tresses)

Threatened species include: *Allium dictyon* (Blue Mountain onion), *Calochortus nitidus* (broad-fruited mariposa), *Cypripedium fasciculatum* (clustered lady's-slipper), *Lupinus cusickii* (prairie lupine)

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

N/A The proposal is a non-project plan document.

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 _____

It is assumed that the underlined above are present in portions of the city.

b. List any threatened or endangered species known to be on or near the site. [\[help\]](#)

Threatened species found within the Dayton area include:

Washington ground squirrel (*Spermophilus washingtoni*), Yellow-billed cuckoo (*Coccyzus americanus*), Bald eagle (*Haliaeetus leucocephalus*), Burrowing owl (*Athene cunicularia*), California floater (*Anodonta californiensis*), Ferruginous hawk (*Buteo regalis*),

Giant Columbia spire snail (*Fluminicola columbiana*) Loggerhead shrike (*Lanius ludovicianus*), Long-eared myotis (*Myotis evotis*), Margined sculpin (*Cottus marginatus*),

Northern goshawk (*Accipiter gentilis*), Olive-sided flycatcher (*Contopus cooperi*), Pacific lamprey (*Lampetra tridentata*), Pallid Townsend's big-eared bat (*Corynorhinus townsendii pallescens*), Preble's shrew (*Sorex preblei*),

Redband trout (*Oncorhynchus mykiss*), River lamprey (*Lampetra ayresi*), Rocky Mountain tailed frog (*Ascaphus montanus*), Sagebrush lizard (*Sceloporus graciosus*), Western brook lamprey (*Lampetra richardsoni*), Bull trout (*Salvelinus confluentus*) and steelhead. *The above species are known to be located in Columbia County.*

c. Is the site part of a migration route? If so, explain. [\[help\]](#)

There are migrating species in and through city and likely some of these species are within existing nearby parks, recreational areas, open spaces and streams/river.

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

The proposal is a non-project plan document.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A The proposal is a non-project plan document. Specific use of energy will be determined at the project level.

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

The proposal is a non-project plan document. It is unlikely that the proposal will affect solar use of on properties outside of districts.

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:

The proposal is a non-project plan. Specific use of energy conservation will be determined at the project level.

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.

The proposal is a non-project plan document. Potential environmental health hazards will be determined at the project level, however none are known at this time.

1) Describe special emergency services that might be required.

The proposal is a non-project plan document. Specific emergency service needs will be evaluated at the project level.

2) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

The proposal is a non-project plan document.

b. Noise

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

The proposal is a non-project plan document. None known at this time.

- 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.

The proposal is a non-project plan document. Noise associated with construction and long term potential noise will be assessed at the project level.

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

The proposal is a non-project plan document. There are no associated policies regarding noise.

8. Land and shoreline use

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

The proposal is a non-project plan document. Most properties in the subareas/districts are developed with single family homes, however there are churches, and governmental services within and adjacents. No changes are proposed.

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

The proposal is a non-project plan document. None of the area in the last 50 years or more been used for ag., other than small gardens. No changes proposed.

- c. Describe any structures on the site.

The proposal is a non-project plan document. The majority of structures have been determined to have historical significance and are contributing to the historic district(s). Properties in the districts are developed with single family homes, accessory buildings, churches, and governmental services.

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

The proposal is a non-project plan document. Specific plans for reuse of buildings or demolition will be determined at the project level.

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

The proposal is a non-project plan document. No zoning will change. Zoning is UR – Urban Residential, with a Zoning Overlay with limitation on development.

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

The proposal is a non-project plan document. The designation is these areas is UDR – Urban Density Residential.

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

A minor portion of the SSHD is in shorelines jurisdiction with the 1975 designation of “Urban”. The proposal is a non-project plan.

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

The proposal is a non-project plan document. The critical areas present are: Floodplain, Wellhead protection. i

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

Does not apply. The proposal is a non-project plan document. Approx. 300 people reside or work in two districts;

- j. Approximately how many people would the completed project displace? [help]

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The proposal is a non-project plan document. No displacement is proposed or will result.

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

None .

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

This is in part the purpose of establishing policy design guidelines for the two districts. Please refer to draft guidelines available at www.daytonwa.com .

9. Housing

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

None. The proposal is a non-project plan document.

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

None. The proposal is a non-project plan document.

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

None. The city has a process for appeal of a COA.

10. Aesthetics

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

N/A The proposal is a non-project plan document.

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

None. The proposal is a non-project plan document.

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

The proposal is a non-project plan document. Guidelines address aesthetics within the districts with policy statements for COA's.

11. Light and glare

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

None. The proposal is a non-project plan document.

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

The proposal is a non-project plan document. Impacts of light and glare will be evaluated with each project proposal. No impacts are known at this time.

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

The proposal is a non-project plan. Existing street lighting and light sources from nearby businesses are present

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

No measures are proposed at this time.

12. Recreation

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

A wide variety of recreational opportunities, including but not limited to swimming, fishing, hiking, picnic, golf, equestrian, skate boarding, biking and children's play areas.

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

None.

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

None. The proposal is a non-project plan.

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. [help]

Both the WSHD & SSHD are on the National Register of Historic Places since 8/13/1986; State Register – 1986; Local Register – 2009.

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

The Dayton Register Washington Street Historic District is a contiguous façade of well-preserved historic structures constructed from 1880 to 1950 and includes 12 wood frame residential homes and one commercial building. The various architectural styles illustrated by the homes and single commercial building span seven decades and represent designs, motifs, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century. Architectural styles in the district include large Italianate and Queen Anne examples—some landmark quality, smaller Queen Anne, Tudor Revival Cottage, and Ranch-style dwellings, and one Art Deco commercial block. The Dayton Register Washington Street Historic District encompasses about three and one-half city blocks with homes and one commercial building built along the north side of Washington Street between Front Street (to the west) and Fourth Street (to the east). One house at the corner of First and Washington faces east along First Street, another house at the corner of Third and Washington faces east along Third Street, and the remaining 11 properties face south along Washington Street. The historic district is surrounded by a grid work of paved streets, mature street trees, and other historic homes. With only a few exceptions, homes surrounding the historic district are predominately smaller and less architecturally prominent than those houses identified in the Dayton Register Washington Street Historic District and are, therefore, not included in the district.

The Dayton Register South Side Historic District is a residential neighborhood of well-preserved historic buildings built between 1870 and 1972, and includes a total of 76 properties with three ecclesiastical church buildings and 73 houses which were originally designed as single-family homes (some of the homes have been remodeled as multi-family residences with apartment suites). The various architectural styles illustrated by the homes and church buildings represent a century of different designs, motifs, craftsmanship techniques, construction practices, and building materials that were popular during the late 19th century and the first half of the 20th century. A plethora of architectural styles are manifested in the historic district and span those from Folk Victorian, Italianate, Queen Anne, Colonial Revival, Craftsman, American Foursquare, and Tudor Revival Storybook Cottage traditions to Mid-Century Modern styles like Minimal Traditional and Ranch.

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

The proposal is a non-project plan that includes new local policies based on the Sec. of Interior Standards for review of COA's.

The proposed guidelines and two subareas will provide and inform about design policies in the two specific historic areas. They provide direction on preserving the integrity of the historic resources. Attention is given to massing, size, scale, and architectural features that characterize both the immediate setting that surrounding subarea(s). The policy guidelines provide an approach to design that will help sustain the character of the subareas which is appealing to residents who already live there. Another purpose is to provide information about basic principles of urban design, not just historic preservation. These Guidelines encourage property owners to make design decisions which promote an environment that is scaled to the pedestrian, maintains cohesive neighborhood identity and respects the unique natural setting of old Dayton neighborhoods.

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.

See A 12 above for maps of the two subareas. This proposal is a non-project plan that will not change access to, from or within the subareas.

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

Transit in the city is provided by Columbia County Rural Transit.

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

N/A The proposal is a non-project plan document. Parking needs will be evaluated with each project.

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

The proposal is a non-project plan document. This proposal is a non-project plan that will not change access to, from or within the subareas.

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

No.

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

The proposal is a non-project plan. No new traffic will result as part of the subarea w/guidelines adoption.

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

None.

15. **Public services**

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

No.

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

Does not apply.

The proposal is a non-project plan document. Utility and public service impacts will be evaluated with each project development.

16. Utilities

a. Circle utilities currently available at the site: [help]
[electricity], [natural gas], [water], [refuse service], [telephone], [sanitary sewer], septic system
(unknown), other - [internet]

The proposal is a non-project plan document.

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. The proposal is a non-project plan document. No utilities are needed.

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: _____

Name of signee Karen J Scharer, AICP

Position and Agency/Organization Planning Director, City of Dayton

Date Submitted: Jan. 29, 2015

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to 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 in .

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?

It is very unlikely that the proposed would increase any of the above.

Proposed measures to avoid or reduce such increases are:

None

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

It is very unlikely that the proposal would affect any of the above.

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

None.

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

It is very unlikely that the proposed would deplete resources listed.

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

None.

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

No effect, except for "historic". The subarea policies proposed and guideline document are to provide direction for the City staff, DHPC, and property owners in understanding how to preserve the historic homes and their features. Additionally, review of COA's will be based on the Subarea policies.

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

Adoption of the historic subareas, and the policy guidelines.

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?

It is very unlikely that any of the small area in shorelines jurisdiction would affected. The historic structures are all outside of shorelines jurisdiction.

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

None beyond the policy guidelines for new buildings.

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

None.

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

None.

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

There are no known conflicts.