



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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**STATE ENVIRONMENTAL POLICY ACT
DETERMINATION OF NONSIGNIFICANCE**

Date of Issuance: February 1, 2021

Lead agency: Department of Ecology, Northwest Regional Office, Water Quality Program

Agency Contact: Christopher Martin, cmar461@ecy.wa.gov, 425-649-7110

Permit Number: ST0501318

Description of proposal:

This Determination of Non-Significance is for the issuance of a state waste discharge permit to authorize the discharge of contaminated groundwater to ground for treatment under conditions specified in the permit. Based on previous results from pilot testing Phytoremediation Attached Growth Reactors (PhAGRs – selected trees placed in various combinations of soil and Perlite), this project will treat groundwater containing low levels of pollutants. Contaminated groundwater is pumped to a holding tank that supplies a drip irrigation system applying this groundwater to a grove of poplar and willow trees called an EBuffer. These trees are selected for their specific remediation characteristics. The trees use the contaminated water for growth, and the pollutants are reduced in the root zone to nearly undetected amounts. Groundwater in the surficial aquifer is monitored up gradient, in the EBuffer, and down gradient to ensure pollutants do not exceed levels set in the permit. Soil moisture, pH, and other factors will be measured pursuant to permit requirements.

Location of proposal: 18700 Southcenter Parkway, Tukwila, WA 98188

Ecology has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). We have reviewed the attached Environmental Checklist and draft permit and fact sheet information supplied by the project proponent. This is available at: [PARIS Document Search](#), permit number ST0501318.

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This determination is based on the following findings and conclusions:

The site is currently used as, and bounded by, light industrial buildings. There are no residences in the immediate area. No construction is related to this DNS as all infrastructure is in place. The objective of this project is to treat contaminated groundwater that currently is receiving no treatment. The permit will set limits on flow and pH of groundwater released to the EBuffer. The permit also includes early warning values for contaminant concentrations in groundwater at the project site.

The comment period for this DNS corresponds with the comment period for the draft State Waste Discharge Permit ST0501318.

Responsible official:

Rachel McCrea
Water Quality Section Manager
Department of Ecology
3190 160th Ave SE
Bellevue, WA 98001
425-649-7033

Signature _____



Date February 1, 2021

This SEPA decision may be appealed in conjunction with an appeal on the underlying agency action. In this case, the permit, may be appealed to the Pollution Control Hearing Board (PCHB) within thirty (30) days of the date of issuance of the final permit. The appeal process is governed by chapter 43.21B RCW and chapter 371-08 WAC.

- File your appeal and a copy of this permit with the PCHB (see addresses below). Filing means actual receipt by the PCHB during regular business hours.
- Serve a copy of your appeal and this permit on Ecology in paper form - by mail or in person (see addresses below). Email is not accepted.

You must also comply with other applicable requirements in chapter 43.21B RCW and chapter 371-08 WAC.

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Appeal address and location information

Street Addresses	Mailing Addresses
Department of Ecology Attn: Appeals Processing Desk 300 Desmond Drive SE Lacey, WA 98503	Department of Ecology Attn: Appeals Processing Desk PO Box 47608 Olympia, WA 98504-7608
Pollution Control Hearings Board 1111 Israel RD SW, STE 301 Tumwater, WA 98501	Pollution Control Hearings Board PO Box 40903 Olympia, WA 98504-0903

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:

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:

Please adjust the format of this template as needed. 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.

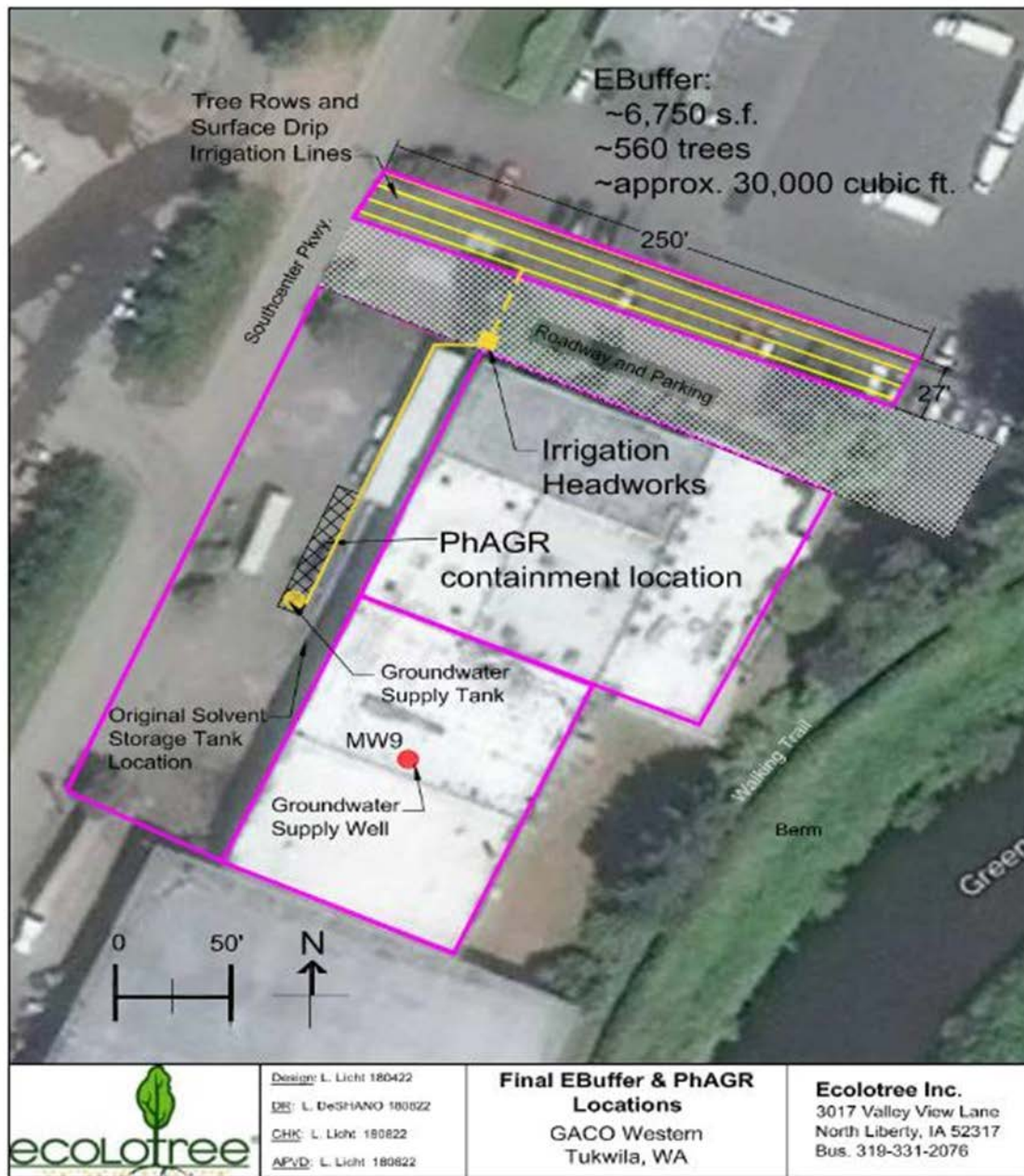
Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer 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. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. **Background** [\[HELP\]](#)

1. Name of proposed project, if applicable:
State Waste Discharge Permit Number ST0501318 – Phytoremediation of Groundwater
2. Name of applicant:
Brad Helland (for GWI Holdings, Inc.)
3. Address and phone number of applicant and contact person:
**1000 First Avenue, Suite 2201
Seattle, Washington 98104
206.372.6806**
4. Date checklist prepared: **17 November 2020**
5. Agency requesting checklist: **Ecology**
6. Proposed timing or schedule (including phasing, if applicable): **December 2020**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **State Waste Discharge Permit Number ST0501318**
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.**
10. List any government approvals or permits that will be needed for your proposal, if known. **State Waste Discharge Permit Number ST0501318**
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.)

Based on previous results from pilot testing Phytoremediation Attached Growth Reactors (PhAGRs – selected trees placed in various combinations of soil and Perlite), this project will treat groundwater containing low levels of pollutants using a reservoir that supplies a drip irrigation system applying groundwater to a grove of trees called an EBuffer (poplars and willows selected for specific remediation characteristics). The trees use the water for growth, and the pollutants are reduced to nearly undetected amounts. Groundwater in the surficial aquifer is monitored up gradient, in the EBuffer, and down gradient to ensure pollutants do not exceed criteria for protection of human health and the environment. Soil moisture, pH, and other factors will be measured pursuant to permit requirements.



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.

18700 Southcenter Parkway, Tukwila, WA 98188

<https://goo.gl/maps/rZsZcqbFyzjdUTLn6>

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

- 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)?
There is an earth levee separating the property from the Green River. The side slope of the levee facing the facility is approximately 80% but is irrelevant to the project, which is separated from the levee by over 100 ft. of flat asphalt-covered parking.
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
Sandy clay. No agricultural use for decades in this area. No soil is proposed to be removed.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No.**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **No fill proposed. The only excavation is removal of asphalt paving and gravel underlayment (approximately 125 cubic yards).**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No, but a nearby stormwater drain is protected with a liner to collect particulates as a precaution.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **The existing site is a warehouse and parking lot. The project reduces impervious surface by approximately 6,750 square feet by removing paving.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
Mulch and leaf litter will prevent erosion, and the EBuffer is flat.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **No measurable emissions.**
- 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 air, if any: **None needed.**

3. Water [\[help\]](#)

- 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.
The Green River is adjacent to the facility where the project is proposed. The project area is approximately 150 ft. from the river, which is contained by a levee for flood control along the entire length of the facility (and beyond). See

- 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. **Excavation of pavement and planting trees will occur within approximately 150 ft. of the Green River, which is diked for flood control along the entire length of the facility (and beyond). See drawing above.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **None.**
- 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. Reduced risk due to levee.**
- 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 Water: [\[help\]](#)
 - 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
Groundwater will be withdrawn from a monitoring well inside the facility adjacent to the project area. Average withdrawal during the growing season (March-November) will be up to 1200 gal/day. Irrigation to the EBuffer will average the same amount. The purpose of the discharge is to remediate volatile organic compounds in the groundwater through a combination of degradation in the rhizosphere, adsorption to plant materials and soil, and evapotranspiration.
 - 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. **No waste material will be discharged. Contaminated groundwater will be applied to EBuffer for treatment.**
- 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. **No runoff anticipated. The project area will infiltrate precipitation, and runoff from the surrounding area is routed to existing stormwater drains.**
 - 2) Could waste materials enter ground or surface waters? If so, generally describe. **No.**
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No, except that impervious pavement has been replaced with the EBuffer, which allows infiltration.**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None needed.**

4. **Plants** [\[help\]](#)

- a. Check the types of vegetation found on the site:
☒ x deciduous tree: alder, maple, aspen, other

- ☒ evergreen tree: fir, cedar, pine, other
- ☒ shrubs
- ☒ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered? **None. Poplar and willow trees will be planted in the project area.**
- c. List threatened and endangered species known to be on or near the site. **None known.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **None, other than routine maintenance of the EBuffer (periodic coppicing).**
- e. List all noxious weeds and invasive species known to be on or near the site. **Blackberry.**

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.
Songbirds, and occasionally raptors have been observed in the area. No observations of fish in the river have been made, but it is known that a variety of fish are present in this reach of the Green River. Deer, raccoon, and rats are likely present in the EBuffer area.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. **Chinook, Coho, Chum, Steelhead, and odd year Pink salmon are present in the Green River adjacent to the permitted activity.**
- c. Is the site part of a migration route? If so, explain. **None known.**
- d. Proposed measures to preserve or enhance wildlife, if any: **Trees will provide habitat for birds. Leaf litter will provide habitat for small mammals.**
- e. List any invasive animal species known to be on or near the site. **None known.**

6. **Energy and Natural Resources** [\[help\]](#)

- 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. **Electricity from the facility adjacent to the project area will power pumping and monitoring equipment, except that soil moisture monitoring data will be collected by a solar powered unit.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No.**

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any: **Solar power, as described above. Pumping and irrigation are controlled by timers, which will minimize energy requirements.**

7. **Environmental Health** [\[help\]](#)

- 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 any known or possible contamination at the site from present or past uses.
The project area is not contaminated, however the adjacent facility has documented releases from underground storage tanks that contained a variety of chemicals. In the 1990s, several tanks were removed along with contaminated soil. Residual contamination, primarily non-halogenated solvents, is present in soil beneath the building and in groundwater. Site investigations and remedial actions were performed on multiple occasions, as summarized in an RI/FS report conducted on behalf of King County and reported to Ecology as part of a Voluntary Cleanup Program (VCP) application. While the site is no longer in the VCP, this report is available from Ecology's Toxics Cleanup Program.
 - 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. **See the RI/FS cited above. No hazardous conditions have been identified in the project area.**
 - 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
None.
 - 4) Describe special emergency services that might be required. **None.**
 - 5) Proposed measures to reduce or control environmental health hazards, if any: **Site workers will employ appropriate Personal Protective Equipment (PPE) during sampling events.**

8. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **None.**
- 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. **None, other than small engines associated with field work and heavy equipment removing paving and preparing the project area for planting during normal business hours. The project area is a small section of the property in a former parking lot away from public roads, and construction will be limited to a few days.**
- 3) Proposed measures to reduce or control noise impacts, if any: **None.**

9. **Land and Shoreline Use** [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **Warehouse and office space. No impact on site operations or on adjacent properties is expected.**

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **None.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **No.**
- c. Describe any structures on the site. **The adjacent facility contains warehouse space and office space and is currently undergoing renovation. See aerial photo in drawing, above.**
- d. Will any structures be demolished? If so, what? **No.**
- e. What is the current zoning classification of the site? **Heavy Industrial.**
See <https://www.tukwilawa.gov/city-maps/>
- f. What is the current comprehensive plan designation of the site? **Heavy Industrial**
- g. If applicable, what is the current shoreline master program designation of the site? **The levee adjacent to the site is designated Urban Conservancy Shoreline Environment, according to the Tukwila Shoreline Master Program. See <https://www.tukwilawa.gov/departments/community-development/shoreline-management/>**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No.**
- i. Approximately how many people would reside or work in the completed project? **None.**
- j. Approximately how many people would the completed project displace? **None.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **None needed.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **City of Tukwila permits for the project have been obtained.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **None.**

9. **Housing** [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **None.**
- 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** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **No structures other than an 8-ft chain link fence for security are proposed. Trees will be about 30-feet in height.**
- b. What views in the immediate vicinity would be altered or obstructed? **None.**
- b. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **None.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **None.**

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Briscoe Park and the Green River Trail are located across the river from the site.**
- 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** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **None.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **No.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **None needed.**
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **None needed.**

14. **Transportation** [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **See site drawing above. Southcenter Parkway is west of the site and provides access to a frontage road (57th Ave S) adjacent to the facility.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **No. Nearest bus line is on Southcenter Parkway and 180th St. (approximately ½ mile from the site).**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **None needed.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **No.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **No.**

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **None.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **No.**
- h. Proposed measures to reduce or control transportation impacts, if any: **None needed.**

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **No.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **None needed.**

16. Utilities [\[help\]](#)

- 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 needed. Electrical and plumbing for the operation being permitted is already available.**

C. Signature [\[HELP\]](#)

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: Brad Helland, PE

Position and Agency/Organization: Principal, Helland Consulting, LLC

Date Submitted: _____

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(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.

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.