

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 SEPA 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: [\[help\]](#)

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

1. Name of proposed project, if applicable:
City of Langley 2018 Water System Plan Update
2. Name of applicant:
City of Langley
3. Address and phone number of applicant and contact person:
*P.O. Box 366
Langley, WA 98260
Stan Berryman, Director of Public Works
360.221-4246*
4. Date checklist prepared:
August 28, 2019
5. Agency requesting checklist:
City of Langley
6. Proposed timing or schedule (including phasing, if applicable):
This Comprehensive Water System Plan Update is expected to be finalized and adopted by the City Council late 2019. The plan horizon extends over 20 years beginning in 2020.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
The Comprehensive Water System Plan Update outlines future additions and system expansions to provide acceptable levels of service. SEPA compliance may be required on a case-by-case basis for individual projects.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
 - *City of Langley Comprehensive Sewer System Plan, 2015*
 - *City of Langley Comprehensive Plan, 2018*
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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
The plan update will have to be approved by the City of Langley Council Members and the Washington State Department of Health. Individual projects recommended in the plan may require city, state or federal permits on a case-by-base basis.
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.)
City of Langley Comprehensive Water System Plan. The comprehensive water system plan is a comprehensive long-range plan which serves as guide for the development of a water system within the Langley water service area and urban growth area to the year 2030. The plan will comply with the Washington State Department of Health and the United States Environmental Protection Agency rules and regulations. The plan is written to be consistent with the requirements of the State Growth Management Act and the County Joint Planning Area.
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and

range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The City is located on the eastern shore of Wbidbey Island facing Saratoga Passage, which is the channel between Wbidbey and Camano Islands. Langley is the only incorporated City in the southern portion of Wbidbey Island.

The City of Langley's water service area is located within the City's urban growth area, within Sections 1, 2, 3 and 4, Township 29, Range 3E and Section 34, Township 30 Range 3E, Island County, WA.

A vicinity map is enclosed.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

(circle one): Flat, rolling, hilly, steep slopes, mountainous,
other _____

Site topography varies by location.

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

The steepest slopes approach 90 percent along portions of the City's waterfront.

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.

The soils in Island County and the Langley area originated largely from glacial drift. The two main types of soil in the City are Keystone Loamy Sand and Norma Silt Loam.

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

There are unstable bluffs along Saratoga Passage.

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.

Not applicable to this plan; grading activities are not proposed with this plan update.

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

Not as a result of this comprehensive plan process; construction is not proposed with this plan update.

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

Not applicable to this plan; impervious surfaces are not proposed with this plan update.

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

Does not apply to this plan update; impacts to soils are not proposed.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None.

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:

Does not apply to this plan update. Emissions or other impacts to air would be determined for individual projects on a case-by-case basis.

3. Water

a. Surface Water:

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.

Saratoga Passage (Puget Sound) Brookhaven Creek, Noble Creek and Saratoga Creek are located within the water service area. Brookhaven Creek, Noble Creek and Saratoga Creek flow to Saratoga Passage and the Puget Sound.

- 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.
Does not apply to this plan update. Individual projects located within 200 feet of surface waters would be constructed in accordance with all appropriate environmental, permitting, and design requirements.
- 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.
Does not apply to this update.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
No. Surface water withdrawals or diversions would be addressed as part of the environmental analysis associated with specific projects.
- 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 Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No groundwater would be withdrawn or discharged as a result of this Water System Plan update.
- 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.
Waste material would not be discharged into the ground as a result of this Water System update.

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.
Does not apply to this Water System Plan update. Runoff quantities and sources would be addressed as part of the environmental analysis associated with specific projects.
- 2) Could waste materials enter ground or surface waters? If so, generally describe.
Not as a result of the Water System Plan update.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.
Updates to the City's Water System Plan would not affect drainage patterns within the City's service area. Drainage patterns affected by development would be addressed as part of the environmental analysis associated with specific projects.

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

None are proposed; updates to the Water System Plan would not result in impacts to surface, ground or runoff water. Although the majority of water system construction typically occurs in dedicated right-of-ways, protection of surface waters may be required for individual project development.

4. Plants

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

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- 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?

No vegetation would be removed as a result of this Water System Plan update. The majority of system improvements discussed in the plan would occur within dedicated right-of-ways. Vegetation removed as a result of project development would be addressed as part of the environmental analysis associated with specific projects.

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

There are no known listed plant species within the City's water service area.

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

Does not apply to this Water System Plan update. Any vegetation disturbed as a result of system improvements or project development would be replaced and sites restored to pre-construction condition where appropriate. Landscaping will be accomplished in accordance with the requirements of the appropriate jurisdiction.

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

The Washington State Noxious Weed Control Board lists several plant species, such as English Ivy, Purple Loosestrife, Tansy Ragwort and Poison Hemlock, within Island County. Some of these species may occur within the City's water service area.

5. Animals

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: waterfowl, quail, barred owl
mammals: deer, bear, elk, beaver, other: rabbit, raccoon, coyote, otters
fish: bass, salmon, trout, herring, shellfish, other _____

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

Chinook salmon and Bull Trout occur in Saratoga Passage and the Puget Sound.

- c. Is the site part of a migration route? If so, explain.
Saratoga Passage is part of a salmonid migratory route and the Puget Sound area and Western Washington are part of the Pacific Flyway for migratory birds.
- d. Proposed measures to preserve or enhance wildlife, if any:
Does not apply; updates to the City's Water System Plan would have no effect on wildlife within the service area
- e. List any invasive animal species known to be on or near the site.
The Washington Department of Fish and Wildlife lists several prohibited, regulated, and unlisted species, such as tree frogs, that may occur within Western Washington and the City's water service area.

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.
Operation of the City's water system requires the use of electricity, water, and fuel for the operation and maintenance of the distribution system.
- 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:
Updates to the City's Water System Plan would not affect energy resources. Impacts on energy resources from project development would be addressed as part of the environmental analysis associated with specific projects.

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.
Updates to the City's Water System Plan will not create environmental health hazards.
 - 1) Describe any known or possible contamination at the site from present or past uses.
Does not apply to this plan update; contamination sites would be addressed on a case-by-case basis for individual projects.
 - 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.
There are no known hazardous conditions that would affect this Water System Plan update.
 - 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.
Does not apply to this water system plan update.
 - 4) Describe special emergency services that might be required.
No special services will be required as part of this water system plan update.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:

Does not apply. No environmental health hazards will be created as a result of this Water System Plan update.

b. 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 as a result of this Water System Plan update. A temporary increase in noise levels may be associated with construction of any future proposed system improvements. Noise impacts created by development will be addressed as part of the environmental analysis associated with specific projects.

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

None are proposed; updates to the City's water system plan will not produce noise impacts.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Land uses within the City's water service area consist mostly of residential properties, with some commercial business and public use properties as described in the City's 2018 comprehensive plan.

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?

It is probable that land use within the City's water service area was used as farm or forest lands in the past. However, there are currently no known farm or forest lands located within the City's water service area and no farmlands or forest lands will be converted as a result of the proposed action.

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:

Updates to the City's Water System Plan will not affect or be affected by surrounding working farms or forest lands.

c. Describe any structures on the site.

Structures within the City's service area include residential structures with associated buildings, business structures, existing infrastructure and utilities, as well as government buildings.

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

Not as a result of this plan update. Development/redevelopment of the Point Wells area or any other property within the City's service area may require the removal of existing structures to facilitate the development.

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

Zoning within the City's service area varies within the jurisdictions but consists mainly of residential and commercial classifications.

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

Urban.

- g. If applicable, what is the current shoreline master program designation of the site?
The City's Shoreline Master Plan designates the shoreline of Saratoga Passage as Aquatic Conservancy, Aquatic Urban, Aquatic Boad Harbor and Aquatic Conservancy-UGA.
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
Yes, various areas in the City UGA are classified as environmentally sensitive and are described in the City Critical Areas Ordinance.
- i. Approximately how many people would reside or work in the completed project?
None as a result of this plan update.
- j. Approximately how many people would the completed project displace?
None as a result of this plan update.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Does not apply.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The Plan incorporates elements of the City's adopted 2018 Comprehensive Plan Demand projections based on Zoning.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
Updates to the City's Water System Plan may be required to address future system needs based on existing and projected land use patterns and water demands, and would incorporate elements of the critical areas and natural resource policies in the adopted comprehensive plans of those jurisdictions located within the service area.

9. Housing

- 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:
The proposed plan update will have no effect on housing within the City.

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?
Does not apply; structures are not proposed.
- b. What views in the immediate vicinity would be altered or obstructed?
None.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Does not apply.

11. Light and Glare

- 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:
Does not apply.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Recreational opportunities exist with Saratoga Passage, Seawall Park, Coles Road Natural Area, the Island County Fairgrounds and other parks within the City UGA.
- 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:
Does not apply. Updates to this water system plan will have no effect on recreational opportunities within the City.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
The City of Langley has several officially designated historic buildings:
- *The Dog House Tavern, National Register*
 - *The Langley Library, Local Register City Hall, Local Register .*
 - *The Langley Woodmen Cemetery, Local Register*
 - *Pole Building at Island County Fairgrounds*
 - *Island County Fairgrounds Gust Skarberg Building*
- 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.
None known.
- 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.
The proposed plan update will have no effect on cultural and historical resources within the City. Assessment of potential impacts to cultural and historic resources would take place on a project basis.
- 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.
Does not apply to the proposed non-project action.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

SR 20/SR 525, the major highway serving Whidbey Island,, is about 3 miles west of Langley.
Connections to SR 525 include Langley Road, Maxwelton Road, Coles Road and Brooks Hill Road.

- 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?
Yes, the City is served by Island Transit.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
None.
- 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).
Water extension/improvements may occur along road rights-of-way and/or easements.
- 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. Traffic impacts will be addressed by individual project development proposals.
- 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:
Does not apply to the proposed non-project action.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
Updates to the City Water System Plan would not require additional public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any.
Does not apply; updates to the City's Water System Plan would not impact public services.

16. Utilities

- a. Circle utilities currently available at the site:
electricity natural gas water refuse service telephone sanitary sewer septic system
other: **Communications**
- 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.
The Water System Plan proposes improvements to the City's Water System to better service the needs of the City through 2030

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 Eilean Davis _____

Position and Agency/Organization Senior Planner, PACE Engineers, Inc. _____

Date Submitted: 8/28/2019 _____

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.

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?

Updates to the Water System Plan will not result in adverse or increased environmental impacts. Future projects and programs discussed in the Plan would strive to reduce the likelihood of adverse environmental impacts and would have to comply with the requirements of the jurisdiction in which they lie.

Proposed measures to avoid or reduce such increases are:

Does not apply to the proposed action.

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

Updates to the Water System Plan will not affect plants, animals, fish, or marine life.

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

Does not apply to the proposed action.

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

The proposed action will not deplete energy or natural resources. Water system improvements could require the use of construction materials and could require electricity for operation and would be assessed on a project basis.

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

Efficient planning, design, equipment, and operation of the water system will be accomplished in a manner that conserves energy and protects natural resources.

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?

Updates to the City's Water System Plan will not affect environmentally sensitive areas and may provide greater protection of these areas through maintained system efficiency and improvements throughout the City's service area.

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

Any proposed improvements or expansions to the City's water system would be consistent with the regulations and policies governing the protection of environmentally sensitive areas.

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?

Updates to the Water System Plan would not affect, allow, or encourage land and shoreline uses. Future system improvements and expansions would be compatible with the goals and policies of the adopted comprehensive plans and Shoreline Master Programs for Island County and the City of Langley.

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

Does not apply to this Water System Plan update.

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

This Water System Plan update would not increase demands on transportation or public services and utilities. The Plan addresses projected needs for the water system as demand grows in the future.

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

Proposed water system improvement projects are discussed in the Water System Plan and would be evaluated for potential effects on transportation or public services and utilities on a case-by-case basis.

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

Updates to the Water System Plan, and this SEPA document, are being prepared to ensure compliance with City of Langley, Washington State Department of Health and Island County requirements. Individual projects would be evaluated for effects on the environment and the need for SEPA compliance.

