

Project Name: \_\_\_\_\_ Job Number: \_\_\_\_\_

Contact Name: \_\_\_\_\_

Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewer: \_\_\_\_\_

(SAT = Satisfactory; INC = Incomplete; MIS = Missing; N/A = Not Applicable)

Answers are required for questions which have no N/A box.

A Land Use Discipline Report can be highly detailed or extremely concise depending upon whether the level of impact or controversy (including any conflicts with applicable land use plans and development regulations) is substantial or minimal. Project teams should take care to “right-size” the discipline report so it adequately addresses the impacts and controversy without over-analyzing or providing unnecessary information.

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**I. Summary**

This section should summarize key information in sections II through VII of the report and present any conclusions reached. It should be written in “Plain Talk” language (see [www.governor.wa.gov/priorities/plaintalk/default.asp](http://www.governor.wa.gov/priorities/plaintalk/default.asp)) so it can be included in the EIS, EA, or DCE with only minor modification.

**SAT INC MIS N/A**

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|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Introduction. State the purpose of the report and summarize your methods and sources of information.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Project Description. State the project Purpose and Need and describe the project, including each alternative.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Existing Conditions. Summarize the existing land uses, planned land uses, and zoning, shoreline environment and critical area designations, and development trends in the study area.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. Impacts. Summarize any direct, indirect, and cumulative land use impacts of the project and indicate whether the project is likely to have more than a moderate effect on land use in the study area.                                 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | E. Consistency with Land Use Plans and Implementing Regulations. Summarize the analysis of consistency with land use plans and implementing regulations, including county-wide planning policies.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | F. Mitigation. Summarize any mitigation and enhancement measures identified for addressing the direct and indirect land use impacts of the project and reconciling any inconsistencies with land use plans and implementing regulations. |

## II. Introduction

This section should state the purpose of the report and describe your methods and sources of information.

SAT INC MIS N/A

- |                          |                          |                          |  |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Purpose of Report. Identify any applicable statutes and discuss any determinations that must be made for NEPA and/or SEPA, Section 6(f), etc., including consistency with land use plans and implementing regulations. State the conclusions of the Section 4(f) Evaluation and refer to the report (see EPM Chapter 457.). |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Methods and Data. Identify the study area(s) and methods and sources of data and other information used in preparing the report, including coordination with applicable agencies and the Section 4(f) Evaluation.   |
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## III. Project Description

This section should state the Purpose and Need for the project and describe and illustrate the project, including each alternative considered in the analysis.

SAT INC MIS N/A

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|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Purpose and Need  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. Project / Alternatives. Describe and illustrate the project and each alternative. |
- 

## IV. Existing Conditions

This section should map and describe the existing land uses, planned land uses, zoning, and any shoreline environment and critical area designations. Also, describe development trends in the study area.

SAT INC MIS N/A

- |                          |                          |                          |  |   |
|--------------------------|--------------------------|--------------------------|--|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. A map and description of existing land uses in the study area, classified according to their primary land use category (residential, commercial, industrial, agriculture, forestry, recreation, conservation, transportation, institutional/ infrastructure, or "other"). Identify and describe any lands within each category that must be protected or given special consideration including the following: |   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | 1. Commercial:  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | a. Mineral resource lands designated under the GMA.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | 2. Agriculture:   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | a. Agriculture resource lands designated under the GMA.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | b. Prime, unique, and state or locally significant farmland protected under the Farmland Protection Policy Act. |

**SAT INC MIS N/A**

- 3. Forestry:
    - a. Forest resource lands designated under the GMA.
    - b. National Forest lands.
  - 4. Recreation:
    - a. Refer to the Section 4(f) evaluation. Do not duplicate analysis in this report.
    - b. Refer to the Section 6(f) property analysis. Do not duplicate analysis in this report..
  - 5. Conservation:
    - a. Refer to the Section 4(f) evaluation. Do not duplicate analysis in this report..
    - b. Other natural areas where human use is severely restricted by government or a conservation easement.
  - C. A map and description of planned land uses in the study areas as designated in any applicable comprehensive plans.
  - D. A map and description of existing zoning in the study area.
  - E. A map and description of any shoreline environment and/or critical area designations on lands (including aquatic lands) in the study area.
  - F. A description of development trends in the study area.
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**V. Impacts**

This section should describe the direct, indirect, and cumulative land use impacts of the project, and indicate if the project is likely to have more than a moderate effect on land use in the study area. Describe (and quantify where possible) the following by alternative:

**SAT INC MIS N/A**

- A. Direct Impacts. Describe any direct land use impacts of the project, including any caused by full or partial property acquisitions, disturbance during construction, and changes in existing access.
  - a. Quantify the amount of property affected by direct impacts by land use type (commercial, residential, industrial ect.)
- B. Indirect Impacts. Describe any changes in land use that may occur later in time (e.g., during operation of the completed facility) or farther removed in distance, including any caused by increases or decreases in accessibility or mobility, right of way disposal, or changes in noise, air quality, or visual quality. If the changes are shown in comprehensive plan(s) and/or zoning map(s), and the impacts of such changes were considered in the regional or local planning process, then

indicate if the changes will occur sooner as a result of the project and describe the extent of the environmental impact analysis performed at the regional or local level.

**SAT INC MIS N/A**

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|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Cumulative Impacts. Describe the overall effects of the direct and indirect land use impacts of the project combined with those of other past, present, and reasonably foreseeable future actions. (See Chapter 412 for guidance.) |
|--------------------------|--------------------------|--------------------------|---|

## VI. Consistency With Land Use Plans and Implementing Regulations

This section should describe the consistency or inconsistency of the project with any applicable land use plans and implementing regulations, including county-wide planning policies.

**SAT INC MIS N/A**

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|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A. Federal. Describe the consistency of the project with any applicable federal land use plans, including any:  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Wild and Scenic River Comprehensive Management Plan.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. USDA Forest Service or Bureau of Land Management land management plan.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | B. State. Describe the consistency of the project with any applicable state land use plans, which may include the:  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Washington Transportation Plan.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Washington State Coastal Zone Management Plan (reference any discussion of consistency with local Shoreline Master Programs).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Washington State Statewide Comprehensive Outdoor Recreation Plan.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Washington State Department of Natural Resources Habitat Conservation Plan.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | C. Regional. Describe the consistency of the project with any applicable regional land use and/or transportation plans and their associated capital improvement programs.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | D. County. Describe the consistency of the project with any applicable county-wide planning policies and county land use plans and implementing regulations, including any: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Comprehensive plan.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Shoreline Master Program (including use regulations).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Zoning ordinance.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Critical areas ordinance.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Sub-area plan.   |

**SAT INC MIS N/A**

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|--------------------------|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | E. City. Describe the consistency of the project with any applicable city land use plans and implementing regulations, including any: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Comprehensive plan.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Shoreline Master Program (including use regulations).  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Zoning ordinance.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Critical areas ordinance.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Neighborhood plan.   |
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## VII. Mitigation

This section should describe any potential and/or recommended mitigation and enhancement measures for addressing any direct and indirect land use impacts of the project and reconciling any inconsistencies with applicable land use plans and implementing regulations. Describe the following for:

SAT INC MIS N/A

- |                          |                          |                          |                          |   |
|--------------------------|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | A. Direct Impacts. Describe any potential or recommended mitigation and enhancement measures for addressing the direct land use impacts of the project, including any caused by full or partial property acquisitions, disturbance during construction, or changes in existing access, in the following order:        |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Avoiding the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Minimizing the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Rectifying the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Reducing or eliminating the impact.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Compensating for the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Enhancement.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |                          | B. Indirect Impacts. Describe any potential or recommended mitigation and enhancement measures for addressing any indirect land use impacts of the project, including any caused by increases or decreases in accessibility or mobility, or changes in noise, air quality, or visual quality, in the following order: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Avoiding the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Minimizing the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Rectifying the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Reducing or eliminating the impact.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Compensating for the impact.   |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Enhancement.   |

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C. Consistency with Land Use Plans and Implementing Regulations. Describe any potential and/or recommended mitigation for reconciling any inconsistencies with land use plans and implementing regulations, or provide justification for proceeding without full reconciliation.

**VIII. References**

SAT INC MIS N/A

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A. List all published sources of data and other information used in preparing the report.

General Comments: \_\_\_\_\_  
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