



**CITY OF LACEY**  
Community & Economic Development Department  
420 College Street SE  
Lacey, WA 98503  
(360) 491-5642

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**WAC 197-11-960**  
**ENVIRONMENTAL CHECKLIST**

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**OFFICIAL USE ONLY**

Case Number: \_\_\_\_\_

Date Received: \_\_\_\_\_

By: \_\_\_\_\_

Related Case Numbers:

\_\_\_\_\_

\_\_\_\_\_

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

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: Self Storage, Lacey, WA
2. Name of applicant: Macritchie Storage Ventures, LLC
  2. Address and phone number of applicant and contact person: Morgan Bullen  
75 Commerce Drive, PO Box 859 Grayslake, IL 60030.  
Phone number: (403)828-5490
4. Date checklist prepared: June 21, 2022
5. Agency requesting checklist: City of Lacey
6. Proposed timing or schedule (including phasing, if applicable): Anticipated City approval winter 2022, construction to follow totaling 1 year.
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
None anticipated.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
Traffic Generation and Distribution by TENBW dated March 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 at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.  
SEPA Determination, Site Development Permits.
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 project involves the development of a Self-Storage facility consisting of a two-story, approximately 82,000 sf building footprint, 18,950 sf of drive-up units, and associated facilities to operate a self-storage facility. The property is approximately 3.03 acres and zone GC.
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.

8324 Quinault Drive NE, Lacey 98516.

A portion of the SE 1/4 of the NE 1/4 of Section 11, Township 18 North, Range 1 West, W.M. Thurston County, Washington.

## **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)?

The slopes range from zero to 5% across the majority of the site. Steeper slopes of ~50% occur in a limited area adjacent to I-5.

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.

According to the USDA Soil Conservation study, as shown on the Thurston Country GIS the site soils are Spanaway gravelly sandy loam, 0 to 3 percent slopes.

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

None known.

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.

Re-contouring of existing grades in order to accommodate construction of associated utilities, parking and storage building is anticipated. Preliminary estimates are approximately 353 cubic yards of combined grade & fill activity resulting in a net cy. This is subject to change during City review. Any fill (if necessary) will originate from an approved source.

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

Minimal erosion could occur but is unlikely due to the soil classification, minimal slopes and developed condition surrounding site. During the construction phases, erosion is more likely to happen between the months of October and April. However, soil disturbing activities are not proposed to occur during these months. After construction, this site will be commercial, largely paved and landscaping will serve as ground cover that helps prevent erosion.

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

The proposed site will have approximately 76% covered with impervious surfaces.

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

Temporary Erosion and Sediment Control (TESC) BMP's will be implemented during site construction as well as TESC measures carried over from clearing and grading. On site grading will be reviewed and permitted by the City of Lacey prior to any earthwork. The TESC measures will remain in place from the clearing and grading activities until the site is stabilized and with City approval. TESC BMP's will be used as necessary. After construction; landscaping and controlled drainage features will be in place to reduce and/or eliminate erosion.

## 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.

During the construction process there could be a nominal increase in vehicle exhaust (diesel) and dust particle emission into the ambient air. These emissions will be the result of soil displacement and from vehicles entering and leaving the site. The approximate quantities of dust and vehicle exhaust are not known. After the project is completed, a low level of vehicle exhaust associated with customer traffic will be generated. The proposed development is a very low generator of traffic.

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

None known.

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

All construction equipment will be in proper working order and within compliance of the State regulations regarding vehicle emissions. In accordance with City standards, the site will be watered and the streets will be cleaned, as necessary, to reduce dust emissions during construction. Emission from personally owned motor vehicles is regulated by the State. HVAC and similar commercial equipment operate under manufacturer's warranty within the applicable allowance for air emissions, as regulated by other agencies.

## 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.

An existing man-made infiltration pond is location directly south and across the street along Quinault Drive.

- 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.

No.

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 anticipated

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.  
None anticipated

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: [\[help\]](#)

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.  
None anticipated

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.  
None. This project will connect to the City of Lacey public sanitary sewer system.

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.  
Stormwater will be collected in a series of catch basin inlets and routed to one of two onsite infiltration facilities. Roof runoff will infiltrate onsite via gravel trenches. Enhanced water quality treatment is provided ahead of the infiltration facilities.

2) Could waste materials enter ground or surface waters? If so, generally describe.  
A water quality facility will be provided for Enhanced treatment on PGIS areas prior to infiltration.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.  
No. Flows will ultimately infiltrate as does prior to development.

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

Temporary erosion and sediment control (TESC) measures will be used both for the clearing and grading. TESC measures will remain in place and TESC best management practices (BMP's) will be applied as necessary through completion of the site work. The existing storm facilities are designed to remove sediments and pollutants in order to protect water quality. All disturbed areas will be stabilized by land cover.

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

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

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

Existing trees onsite will be removed in accordance with the guidelines of the arborist report. Per the Arborist Report, a minimum of 25 trees need to be retained or planted in addition to providing a min of 0.15-acre tree tract. Approx 0.19-acre tree tract is provided as shown on Site Plan. Existing trees within the tree tract will remain and meet the 25-tree retention minimum.

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

N/A

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

Landscaping per Lacey requirements are proposed for the site. Per the Arborist Report, a minimum of 25 trees need to be retained or planted in addition to providing a min of 0.15-acre tree tract. Approx 0.19-acre tree tract is provided as shown on Site Plan. Existing trees within the tree tract will remain and meet the 25-tree retention minimum.

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

N/A

**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.

Examples include:

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

N/A

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

N/A

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

N/A

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

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

**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 will be required to power the proposed self storage facility. This will be used for lighting, access gates, temperature control, etc.

- 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:

N/A

**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.

None known

- 1) Describe any known or possible contamination at the site from present or past uses.

None known

- 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.

None proposed

- 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.

Macritchie Storage Holdings, LLC has policies which prevents the public from storing any items that have health hazards.

- 4) Describe special emergency services that might be required.

The completed project will be served by basic emergency services (Fire, Police, etc.).

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Macritchie Storage Holdings, LLC has policies which prevents the public from storing any items that have health hazards. Payment of property tax will help support emergency services to the site. Site design meets emergency vehicle access standards.

*b. Noise*

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

The completed project is surrounded by commercial and retail businesses which will produce typical noise during weekday and weekend hours.

- 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.

During construction, short-term noise emitted from the use of construction equipment and activities would be created during permitted hours of construction. Long-term noise would be generated by activities typically associated with residential dwellings and neighborhoods. The majority of this noise will occur during the day time hours.

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

All vehicles, both construction and future users, are required to be muffled per existing vehicle regulations. Construction will be limited to normal construction day time hours between approximately 7 AM to 7 PM. The completed project will maintain hours of operation typical for a self-storage facility, 6 AM to 10 PM.

**8. 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.

To the west of the property there is a casino and a hotel. East of the property is a residential area. South includes retail areas. Directly north is a freeway.

- 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 known

- 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:

None anticipated

- c. Describe any structures on the site.

None

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

None

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

GC, general commercial

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

General commercial

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

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The site is in a critical aquifer recharge area.

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

The project will include an office for 1-2 people to work during business hours.

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

None

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

None proposed

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

Compliance with zoning code, building code, and development standards.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed

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

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

None proposed

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 proposed

**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?

Proposed building will be 25' in height.

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

The territorial view of the site will change due to development. No impact to views are anticipated.

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

Building is going through City of Lacey design development review, aesthetics will be reviewed and meet Lacey code. The overall building mass is broken into smaller masses to lessen the visual impact. Setbacks at the uppermost level are provided to further reduce the building mass. Additionally, material changes are provided to break down each elevation.

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

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

The completed project will have lighting surrounding the building for safety and security purposes. Proposed fixtures will have cut-off devices to restrict light pollution. Any proposed uplighting will be limited to signage or architectural features.

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

It is not anticipated that light or glare from the project will impact adjacent properties. The light and glare of the finished project is not likely to be a safety hazard, interfere with views, or affect wildlife.

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

None known.

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

The completed project will comply with City of Lacey commercial light design standards. It is not anticipated that light or glare from the project will impact adjacent properties.

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

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

There is a Regional Athletic Complex 1.5 miles, National Wildlife Rescue 3.2 miles, and the Greg J. Cuoio Community Park 2.9 miles from the property.

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

None anticipated.

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

Already existing sidewalk along the frontage road (Quinault). Providing a sidewalk connection from the private property to the existing sidewalk.

## **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 known.

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.

None.

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.

If ground disturbing activities encounter human skeletal remains during the course of construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance. The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the

human skeletal remains and make a determination of whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.

#### **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.

The property will have access to Quinault Drive NE. There is a freeway directly north of the property, but there is no access.

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?

The nearest bus stop is 0.6 miles away, south of the property.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

7 parking spaces will be included, one of those being ADA.

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).

None proposed.

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

None proposed.

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?

According to the Trip Generation by TENW the proposed project is estimated to generate 136 new weekday daily trips, with 9 new trips occurring during the weekday AM peak hour (5 in, 4 out) and 15 new trips occurring during the weekday PM peak hour (7 in, 8 out).

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.

None anticipated.

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

Due to the low traffic generation proposed there is no anticipated adverse impact to transportation facilities.

**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.

The completed project would have a slight increase on the need for public services.

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

The increased demand on public services will be offset by the additional tax revenue generated for the City.

**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.

Water for fire, domestic, and irrigation. A sewer service line, and power and telephone to buildings.

**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: Stephen Litsas

Position and Agency/Organization: Project Engineer at Kimley-Horn and Associates

Date Submitted: 7/26/22

**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.