



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

---

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

---

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

54<sup>th</sup> Ave Short Plat

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

Patty Mosure

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

1211 215<sup>th</sup> Place SW, Lynnwood, WA 98036

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

October 3, 2022

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

City of Lacey

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Site Development work Spring/Summer 2023. Building permits anticipated in 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

Geotechnical Report, Preliminary Storm Drainage Report, Forestry Report, Residential Trip Report and Trip Generation Worksheet, wetland report

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. [\[help\]](#)

No.

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

Land Use Approval, SEPA Approval, Water Availability, Civil Permit, Building Permits, Fire Permits, NPDES Construction Stormwater General Permit, Design Review Approval.

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

Subdivide 9.91 acres into 3 single family residential lots and one future development tract and a private road tract.

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.

[\[help\]](#)

The site is located along North side of 54<sup>th</sup> Ave SE, East of Ruddle Road SE.

**B. ENVIRONMENTAL ELEMENTS** [\[help\]](#)

**1. Earth**

a. General description of the site [\[help\]](#)

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

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

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. [\[help\]](#)

The USDA Natural Resource Conservation Service Survey lists the soil on site as Indanola Loamy. See Geotechnical Report prepared by Erik Ainsworth.

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

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. [\[help\]](#)

Approximately 750 cubic yards of cut.

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

Erosion and sedimentation are always a possibility during earthwork associated with a construction project due to mechanized grading and excavation coupled with precipitation and wind.

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

Approximately 3.6% of the site will be covered with impervious surfaces after project completion.

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

[\[help\]](#)

An engineered storm water drainage and erosion control plan will be prepared for the project in accordance with the current City of Lacey Drainage Design and Erosion Control Manual. Erosion and sediment control Best Management Practice (BMP's) will be implemented including, but not limited to, silt fences, temporary sedimentation basins, straw waddles, plastic covering of exposed soils, geotextile lined rip-rap construction entrances, silt socks in existing storm water catch basins in the vicinity of the site, etc.

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

During construction of the project exhaust emissions from construction vehicles, mechanized equipment and fueled power tools will be produced. Windborne dust is also a possibility during construction of the project.

After the project is completed air emissions will be those typically associated with a commercial use (i.e. commercial/passenger vehicle exhaust, fuel burning appliances, fuel burning landscape maintenance equipment, etc.)

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

No.

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

Use of vehicles, mechanized equipment and fuel powered tools with properly functioning emissions systems.

Installation of Washington State Energy Code compliant appliances for heating and cooling of the building.

## 3. Water

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

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

Yes. Southwick

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

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. [\[help\]](#)

Not Applicable.

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

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

Yes. The FEMA Flood Map Panel associated with the project site is the 53067C0193E.

No development is planned within the designated flood plain

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

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. [\[help\]](#)

No withdrawal of groundwater is proposed. The homes will be connected to the City of Lacey's municipal water system for domestic consumption and fire protection needs.

Stormwater treated in accordance with the City of Lacey Drainage Design and Erosion Control Manual will be infiltrated on site.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

No waste materials are proposed to be discharged into the ground.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facility on the site.

Roof water from structures will be infiltrated in drywells.

Sewage generated from the homes will be discharged to the City of Lacey's 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. [\[help\]](#)

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facility on the project site.

Roof water from homes will be infiltrated in drywells.

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

Not likely. A engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Lacey's Drainage Design and Erosion Control Manual.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No. The project site will be graded to maintain the natural drainage pattern in a manner that retains all storm drainage on the project site.

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

An engineered stormwater drainage and erosion control plan will be developed for the site complying with the City of Lacey's Drainage Design and Erosion Control Manual.

Storm water generated from pollution generating impervious surfaces on the project site will be collected in a series of catch basins and pipes and directed to approved treatment/infiltration facilities spread on the project site.

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

- a. Check the types of vegetation found on the site: [\[help\]](#)

☒ 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? [\[help\]](#)

With the exception of 4 Oregon White Oak trees and 6 Douglas Fir Trees, all existing vegetation will be remain on the project site. A professional forester's report has been prepared for the project by the City's contract Urban Forester.

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

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

A landscape/tree replanting plan will be prepared by a Landscape Architect in conjunction the City's Urban Forester.

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

None known.

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

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

Other typical urban mammals and reptiles would include rabbit, raccoon, squirrel, opossum, rats, mice, moles, voles, coyote, bats, frogs, snakes and salamanders.

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

None known.

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

Western Washington is a part of the Pacific Flyway for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

A landscape/tree replanting plan will be prepared by a professional Landscape Architect in conjunction with the project's professional Forester.

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

Although no invasive species have been observed on or near the site, the Gypsy Moth is considered invasive with known occurrences in Thurston County. The Norway Rat is also known to be present in Thurston County.

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

Energy needs for the project will include electricity and natural gas. Both energy sources will be used for heating and lighting the building and lighting the site.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

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: [\[help\]](#)  
The homes will be designed in compliance with current WA State Energy Code requirements that affect building insulation, windows, heating and cooling systems, etc.

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

No.

- 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.

There are no known hazardous chemical/conditions or active hazardous liquid or gas transmission pipelines in the immediate vicinity of the project site.

- 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.

It is not anticipated that toxic or hazardous chemical will be used during project development and construction.

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

It is not anticipated that special emergency services will be needed related to toxic or hazardous materials.

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

The excavation and building contractors on-site will have accidental spill kits in the event of a leak or spill of equipment fuel/fluid.

b. **Noise**

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

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. [\[help\]](#)

Short-term noise will be created during construction of the project by construction equipment, vehicles and construction tools.

Long-term noise will be created by the building occupant employees, guest and delivery vehicles coming to and from the site.

Short-term noise will be created during normal construction operating hours.

Long-term noise from the building occupant and guests will vary based on the specific uses throughout the day and evening.

3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Compliance with City of Lacey noise regulations and with WA State Permissible Noise Standards outline in WAC 173-60.

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

The site is currently vacant land.

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? [\[help\]](#)

To our knowledge, the site has not been used as working farmland or forestland in the last 50 years.

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

None.

d. Will any structures be demolished? If so, what? [\[help\]](#)

Not applicable.

e. What is the current zoning classification of the site? [\[help\]](#)

Low density residential

#### **General Commercial**

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Residential.

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

Urban conservancy.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

Yes. Southwick Lake

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

10 people will reside in the completed project.

j. Approximately how many people would the completed project displace? [\[help\]](#)

None.

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

None.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The project will be designed to meet all applicable Comprehensive Plan policies, Zoning regulations, Development Standards, Design Guidelines and Building and Fire Code standards adopted by the City of Lacey.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not Applicable.

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

3 middle income homes.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Not Applicable.

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

None.

## 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? [\[help\]](#)

35 feet. Principal exterior building materials will most likely be wood fiber accents.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

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

Preserve approximately 60% of site as natural area. Tree tracts will be provided within the site.

The site and buildings will be designed in compliance with the City of Lacey's design guidelines.

## 11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Light from the project will be produced by fixtures inside and outside the buildings.

Light from the project will be produced by fixtures inside and outside the buildings.

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

[\[help\]](#)

No.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Typical lighting from existing residential land uses and public streets in the vicinity of the project site.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

Use of fully shielded exterior lighting fixtures to direct light on-site in a manner that prevents light trespass on adjacent properties.

## 12. Recreation

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

[\[help\]](#)

Thornbury Park, Capital City Golf Course, Rainer Vista Park

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None.

## 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 located on or near the site? If so, specifically describe. [\[help\]](#)

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. [\[help\]](#)

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. [\[help\]](#)

None Known.

- 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.

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

The project site has direct frontage on 54<sup>th</sup> Ave SE and 53<sup>rd</sup> Ave SE.

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

Yes. Intercity Transit is available at 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? [\[help\]](#)

6 parking stalls (2 per home).

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

No.

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

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? [\[help\]](#)

The project is estimated to generate 30 average daily trips. The AM peak volumes are estimated at 5 trips.

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

Follow mitigation measures as prescribed by the City of Lacey.

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

Additional police and fire services will be required.

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Installation of fire hydrants, fire sprinkler systems, fire alarms systems and theft deterrent systems.

### 16. Utilities

- a. Circle utilities currently available at the site: [\[help\]](#)  
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. [\[help\]](#)

City of Lacey water and sewer, Puget Sound Energy power and natural gas, Centurylink and Comcast communications and Lemay refuse service.

### 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 Jeff Pantier, PLS

Position and Agency/Organization Hatton Godat Pantier

Date Submitted: 10/3/2022

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.