

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background

1. Name of proposed project, if applicable:
Clock Tower Self Storage Phase II
2. Name of applicant:
Mill Creek Commons Phase II LLC
3. Address and phone number of applicant and contact person:
12214 SE 18th Pl Bellevue, WA 98005 425-957-1411 David Lee

4. Date checklist prepared:

06/1/2016

5. Agency requesting checklist:

City of Mill Creek Community Development Department

6. Proposed timing or schedule (including phasing, if applicable):

We would like to start construction as soon as possible

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No expansion is planned.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Critical Area Report, Traffic Study, Geotechnical Report, Tree Survey, Site Plan, Preliminary Drainage Report and Topographic Survey.

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 Pending

10. List any government approvals or permits that will be needed for your proposal, if known.

We anticipate the following approvals or permits will be required:

Binding Site Plan Approval

City of Mill Creek Building Permit

State Department of Labor and Industries Electrical Permit

Mechanical Permit, Plumbing Permit

Fire Department Approval

City of Mill Creek Design Review Board Approval

NPDES from the Department of Ecology

City of Mill Creek Clearing and Grading Permit & ROW Permit.

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.) We propose to build 48,060 Gross S.F. of self-storage. Two single story buildings and one three story building. 30 parking stalls will be provided.

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. 16824 Bothell-Everett HWY, Mill Creek, WA 98012 SW ¼ of the NE ¼ of Section 7, Township 27 North, Range 5 East

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site

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

Developed area is almost flat with slops on the west and east side of the property.

b. What is the steepest slope on the site (approximate percent slope)? 15 -20% estimated

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. Generally, the soil is sandy with some silt and trace cobbles over medium dense fine sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No indication of unstable soils have been observed in the immediate vicinity.

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. Site should be balanced with no import or exporting. We propose utilizing in –organic soils cut from site.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Very unlikely. The soil is almost all sand and you can work in this soil during any rainstorm. The water will soak into the sand. The site next to this was used to mine sand. We propose to utilize temporary erosion control during the course of construction.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 23.8% of the site will be impervious.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: Where possible, existing vegetation will be preserved. Erosion and settlement will be controlled by implementing BMPs. Erosion control will be built to code.

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.

Diesel exhaust from heavy machinery being utilized during construction.

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

Does not apply

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

ALL SAND; DOES NOT APPLY

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.

Nickle Creek flows southwest through the site, and eventually drains into North Creek, off-site to the west. An area identified as a wetland abuts Nickel Creek and is located within proposed site. Portions of four (4) wetlands (Wetlands A, B, X, and Y) were identified within the project area and one stream (Nickel Creek) was located flowing from the northeast to the southwest across the southern property boundary. All four (4) wetlands occur in association with Nickel Creek. Wetland A is a Category II wetland with approximately 4,167 sf occurring onsite that extends offsite to the north and west. Wetland B is a Category III wetland with approximately 87 sf occurring onsite that extends offsite to the south. Wetland X is a category III wetland with approximately 484 sf occurring onsite with a small portion that extends offsite to the east. Wetland Y is a small 223 sf wetland that occurs entirely within the Site that was rated as a Category IV wetland. Wetland Y is exempt from regulation due to its small size. Nickel Creek is a Type F stream that begins northeast of the site and extends southwest across the southern site boundary; approximately 872 lf of stream channel are located on site. Wetland A has a 200-foot high-intensity land use buffer, Wetlands B and X have 100-foot high-intensity land use buffers, Wetland Y is exempt from regulation due to its small size, and Nickel Creek has a 75-foot standard buffer. Both the stream and wetlands are regulated under MCMC Chapter 18.06.

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. Yes, portions of the project will require work adjacent to Nickel Creek. Adjacent work includes parking lot, landscaping and a portion of the proposed south building. Site development will require wetland buffers, enhancement and buffer mitigation. Please refer to Critical Areas Study and Conceptual Mitigation Plan. Mill Creek Commons – Phase II Mill Creek, Snohomish County, Washington. Prepared For: Mill Creek Commons Phase II. Prepared By: Talasaea Consultants, Inc. June 8 -2016. All development will adhere to applicable environmental regulations.

- 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
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. There are no proposed surface water withdrawals or diversions.
- 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. There is no proposed discharge of waste material.

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 ground water is proposed to be withdrawn and there is no anticipated water discharge to ground water.
- 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. Proposed project will tie to local sewer purveyor's 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 runoff from the project area has been divided into (5) sub-basins. Please refer to chart shown below.

See Preliminary Drainage Report prepared by Joseph M. Smeby, P.E. Job No: 16-0502

The proposed development's storm water run off source will be from pervious and impervious surfaces. Impervious surfaces include building roofs, sidewalks and paved parking surfaces. All storm water will be piped to catch basins with filters for water quality treatment. The stormwater is then routed to an on-site underground gravel infiltration bed for controlled stormwater release. Stormwater runoff is directed to the ground, and therefore it is anticipated that runoff will not impact down stream drainage systems.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. No, all stormwater run-off will be diverted to an on-site treatment and infiltration facilities.
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, drainage is not impacted.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: Low impact development techniques will be utilized where feasible. We propose to utilize on-site stormwater management techniques (BMP's) including but not limited to catch basins with water quality treatment filters, and an underground infiltration area.

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? Please refer to the Tree Retention Plan provided.

- b. List threatened and endangered species known to be on or near the site. None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Existing significant trees will be preserved where feasible. Over 70% of the site will be preserved in its natural state except for portions of the existing wetland designated to be enhanced. These areas will receive supplemental plantings. At developed areas, we propose the planting of nearly 100 trees, a large quantity of shrubs and ground cover.

- e. List all noxious weeds and invasive species known to be on or near the site. The only known invasive species is Himalayan blackberries.

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:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site. None known or visually observed.

- c. Is the site part of a migration route? If so, explain. None that are known

d. Proposed measures to preserve or enhance wildlife, if any: Existing vegetation will be preserved or enhanced on over 70% of the parcel. Proposal contains wetland buffer enhancements.

e. List any invasive animal species known to be on or near the site. None observed

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. Building will utilize electricity and natural gas.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No, the medical office to the north is a two story building. This self-storage development will have no impact to any solar energy use on adjacent properties.

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: None at this time.

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. Does not apply

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

Does not apply

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. Does not apply

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. None that are known.

4) Describe special emergency services that might be required. Police and/or fire

5) Proposed measures to reduce or control environmental health hazards, if any: Does not apply

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. We anticipate short term noise impacts due to construction. Long term impacts would include additional low impact traffic from self-storage customers.

3) Proposed measures to reduce or control noise impacts, if any: None planned

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. Property to the north is office use. Property to the south is undeveloped property in a Business Park (Commercial) zone. Property to the west is zoned business park and is currently undeveloped. Property to the east is Bothell Everett Highway.

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? No

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: Not applicable

c. Describe any structures on the site. None

d. Will any structures be demolished? If so, what? No

e. What is the current zoning classification of the site? BP Business & Industrial Park

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

g. If applicable, what is the current shoreline master program designation of the site? Not applicable

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. Yes, portions of the site contain a Wetland designation, a Fish and Wildlife Habitat Area, and a water course designation per the City of Mill Creek's comprehensive plan. Nickle Creek flows southwest through the site, and eventually drains into North Creek, off-site to the west. An area identified as a wetland abuts Nickel Creek and is located within proposed site. Portions of four (4) wetlands (Wetlands A, B, X, and Y) were identified within the project area and one stream (Nickle Creek) was located flowing from the northeast to the southwest across the southern property boundary. All four (4) wetlands occur in association with Nickel Creek. Wetland A is a Category II wetland with approximately 4,167 sf occurring onsite that extends offsite to the north and west. Wetland B is a Category III wetland with approximately 87 sf occurring onsite that extends offsite to the south. Wetland X is a category III wetland with

approximately 484 sf occurring onsite with a small portion that extends offsite to the east. Wetland Y is a small 223 sf wetland that occurs entirely within the Site that was rated as a Category IV wetland. Wetland Y is exempt from regulation due to its small size. Nickel Creek is a Type F stream that begins northeast of the site and extends southwest across the southern site boundary; approximately 872 lf of stream channel are located on site. Wetland A has a 200-foot high-intensity land use buffer, Wetlands B and X have 100-foot high-intensity land use buffers, Wetland Y is exempt from regulation due to its small size, and Nickel Creek has a 75-foot standard buffer. Both the stream and wetlands are regulated under MCMC Chapter 18.06. . Please refer to Critical Areas Study and Conceptual Mitigation Plan. Mill Creek Commons – Phase II Mill Creek, Snohomish County, Washington. Prepared For: Mill Creek Commons Phase II. Prepared By: Talasaea Consultants, Inc. June 8 - 2016.

- i. Approximately how many people would reside or work in the completed project? No full time employees will reside or work on site.
- j. Approximately how many people would the completed project displace? None
- 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: Proposed use is self-storage which is allowed under current zoning.
- 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. Not applicable
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. Not applicable
- c. Proposed measures to reduce or control housing impacts, if any: Not applicable

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? Building B is the tallest building. This building is proposed to be three stories and be approximately 35' high.
- b. What views in the immediate vicinity would be altered or obstructed? None known at this time.
- c. Proposed measures to reduce or control aesthetic impacts, if any: Buildings and site will be contextually sensitive to the neighboring properties and community plan. Landscape buffers will be utilized around the perimeter of the site. Sidewalks will be utilized.

Multiple buildings will be built to enhance the "business park" land use designation. A roadway buffer along with the retention of Native Growth Protection Area along SR527 will provide a landscape buffer between the proposed buildings and the view from SR527.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Parking lot and accessible route will be lighted for safety and security. We anticipate light from vehicles accessing parking lots at night.
- 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? Does not apply
- d. Proposed measures to reduce or control light and glare impacts, if any: Stream, wetland, and landscape buffers will reduce glare from vehicles. Exterior area lighting is designed to minimize off-site light pollution into the adjacent Native Growth Protection Area.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [There is a golf course located east of the site as well as North Creek Park and several other trails are located near the site. Connection to the North Creek Trail system is located at adjacent lot to the north.]
- b. Would the proposed project displace any existing recreational uses? If so, describe. No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None provided

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. No
- 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 that are 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 used.
- 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. Not applicable.

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. SR527 (Bothell-Everett Highway) abuts the east property line.
- 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 site is currently served by public transit. The transit stop is approximately 600 feet from the site entry.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The completed project would create 30 parking spaces. No parking spaces would be eliminated.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). No new roads are anticipated.
- 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 no passenger vehicles). What data or transportation models were used to make these estimates? The trip generation calculations for the Mill Creek Commons Development are based on the average trip generation rates for ITE Land Use Code 151, mini-warehouse. The trip generation calculations have been based on the total building square-footage. The trip generation of the 48,060 SF of mini-warehouse is summarized in Table 1. The Mill Creek Commons Phase II development will generate approximately 120 average daily trips with 7 AM peak-hour trips and 12 PM peak-hour 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. Not applicable
- h. Proposed measures to reduce or control transportation impacts, if any: The development is located in the City of Mill Creek which has a traffic mitigation fee of \$3,000 Per PM peak-hour trip. The Mill Creek Commons development generates 12 PM peak-hour trips, which results in a City of Mill Creek mitigation fee of \$36,000.

15. Public services

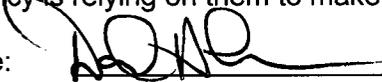
- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. The proposed project is for a self-storage building. Therefore, the public service needs would be typical for similar use.
- b. Proposed measures to reduce or control direct impacts on public services, if any. Fire mitigation is proposed at \$365.00 for every 2,400 gross square feet of commercial area.

16. Utilities

- a. Circle utilities currently available at the site:
Electricity, natural gas, water, refuse service, telephone, sanitary sewer are all available to the site.
- c. 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. In general, utilities are available adjacent to property and will be distributed underground to the proposed project. Electricity: Snohomish County PUD – Proposal will require temporary electrical supply for construction. Final project will require electrical service. Natural Gas: Puget Sound Energy – It is likely that the project will utilize natural gas for heating. Telephone: Verizon Telephone. Water/Sanitary Sewer: Alderwood Water District. Refuse Service: Waste Management NW
- d.

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 David A. Lee

Position and Agency/Organization Member of Mill Creek Commons Phase II LLC

Date Submitted: 6/5/2016

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?

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.