SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

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

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional 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 [HELP]

1. Name of proposed project, if applicable:

Fall City II

2. Name of applicant:

Cory Brandt

3. Address and phone number of applicant and contact person:

Applicant Contact:
Cory Brandt
3038 198th Ave SE
Sammamish, WA 98075

206-419-2679

4. Date checklist prepared:

August 7, 2020

5. Agency requesting checklist:

King County

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

Construction will begin upon receipt of all required building and construction Permits. This is estimated to occur spring of 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

The Project is to construct site improvements for future construction of 13 single-family residential residences.

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

Full Drainage Report: D.R. STRONG Consulting Engineers, Inc.

Geotechnical Engineering Report: Earth Solutions NW LLC

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.

Not at this time.

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

SEPA Determination	**King County**
Preliminary Subdivision Approval	**King County**
Grading Permit	**King County**
Final Subdivision Approval	**King County**
Building Permits	**King County**
Other Customary Construction Related Permits	**King County**
General Construction Stormwater Permit	**Department of Ecology**
Large On-Site Septic System	**Department of Health**

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.)

Subdivide approximately 3.34 acres into 13 single-family lots with a proposed density of 4 dwelling units per acre. One private access tract, drainage tract, and Large On-Site System (LOSS) Septic/recreation tract will be constructed. Access to the subdivision will be from 332nd Ave SE.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Project is located in the NW ¼ of Section 15, Township 24 North, Range 7 East. The Site is located at 4135 332nd Ave SE in King County, Washington.

Parcel No: 0943100220

Legal Description:

LOT 8, BLOCK C, JEREMIAH W. BORST'S EXECUTORS FALL CITY ACREAGE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 73, IN KING COUNTY, WASHINGTON;

EXCEPT THE NORTH HALF OF THE NORTH HALF THEREOF;

ALSO EXCEPT THAT PORTION CONVEYED BY DEED RECORDED UNDER RECORDING NUMBER 7302150228.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

Please refer to the site plan, vicinity map, and topographic map provided in other reports provided by D.R. Strong Consulting Engineers

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

Site has slopes that range between 0 to 5%. Generally, the land slopes from the south property line to the north property line.

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

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

The steepest slope on site is approximately 12.5%.

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**.**

Per the United States Department of Agriculture (USDA) Web Soil Survey, the site is composed of EvB, Everett gravelly sandy loam and Sh, Sammamish silt loam with slopes ranging from 0 to 5%.

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

None per King County Landslide Hazard Areas (1990 SAO).

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**.**

The purpose of the site grading will be to construct the road, utilities and house pads. Cut and fill is expected to be balanced. Select fill material may be imported as well as the possibility of exporting unwanted soils at an approved location.

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

There could be a short-term increase in the potential for on-site erosion where soils are exposed during site preparation and construction; however, the Project will comply with all applicable erosion control measures, short term and long term.

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

Approximately 47.2% of the Site will be covered by impervious surfaces.

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

A temporary erosion control plan will be implemented at the appropriate time. Erosion control measures may include the following: hay bales, siltation fences, temporary siltation ponds, controlled surface grading, stabilized construction entrance, and other measures which may be used in accordance with requirements of King County.

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.

Short-term emissions will be those associated with construction and site development activities. These will include dust and emissions from construction equipment. Long-term impacts will result from increased vehicle traffic.

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

Off-site sources of emissions or odors are those that are typical of residential neighborhoods. These will include automobile emissions from traffic on adjacent roadways and fireplace emissions from nearby homes.

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

The Washington Clean Air Act requires the use of all known, available, and reasonable means of controlling air pollution, including dust. Construction impacts will not be significant and could be controlled by measures such as washing truck wheels before exiting the site and maintaining gravel construction

entrances. In addition, dirt-driving surfaces will be watered during extended dry periods to control dust.

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.

A stream that flows to the Snoqualmie River is located across Redmond-Fall City Rd SE in tax parcels 1024079012, 1024079017, and 1524079108 per King County iMap. This stream is not described by the stream classification.

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, the stream described above is approximately 300 feet away from any proposed construction activity.

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

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No, there will be no surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Not to our knowledge.

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, a Large On-Site System Septic will be installed to serve the residential units. There will be no discharge of waste materials to surface waters.

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.

No groundwater will be withdrawn. Public water mains will be installed to serve the development. No water will be discharged to the groundwater.

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.

Domestic sewage is proposed to be discharged into the ground. The Site, containing 13 single-family homes, will be served by LOSS.

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 will be collected in a new conveyance system in the proposed road. This system will discharge into an infiltration pond and wet bio-swale to provide basic treatment.

2) Could waste materials enter ground or surface waters? If so, generally describe.

The proposed stormwater system will be designed to minimize or eliminate entry of waste materials or pollutants to ground water resources and/or surface waters. Oils, grease, and other pollutants from the addition of paved areas could potentially enter the groundwater or downstream surface water runoff.

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

There may be an increase of runoff due to the added impervious surfaces although the pattern of drainage in the vicinity is unlikely to be affected.

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

A County approved storm drainage system will be designed and implemented in order to mitigate any adverse impacts from storm water runoff. Temporary and permanent drainage facilities will be used to control quality and quantity of surface runoff during construction and after development.

4. Plants [help]

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

___ deciduous tree: alder, maple, aspen, other
___ evergreen tree: fir, cedar, pine, other
_X_ shrubs
_X_ grass
_X_ 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?

Vegetation within the development area will be removed at the time of development. Landscaping will be installed in accordance with the provisions of the King County Zoning Code.

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

None known or documented within the project area.

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

None proposed at this time.

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

None to our knowledge.

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.

Songbirds

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 to our knowledge.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, and waterfowl, including many species of geese.

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

None proposed.

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

None to our knowledge.

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 and/or natural gas will serve as the primary energy source for residential heating and cooking within the development. Any wood stoves incorporated into the new residential units will comply with all local and State regulations.

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:

The required measures of the Washington State Energy Code and the Uniform Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.

There are no known on-site environmental health hazards known to exist today and none will be generated as a direct result of this proposal.

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

None to our knowledge.

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.

No hazardous chemicals or conditions exist to our knowledge.

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.

No toxic or hazardous chemicals will be stored during the life of the project.

4) Describe special emergency services that might be required.

No special emergency services will be required.

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

Special measures are not anticipated.

b. Noise

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

The primary source of off-site noise in the area originates from vehicular traffic present on adjacent streets.

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.

Short-term impacts will result from the use of construction equipment during site development and residential construction. Construction will occur during the daylight hours, and in compliance with all noise ordinances. Construction noise is generated by heavy equipment, hand tools and the transporting of construction materials and equipment. Long-term impacts will be those associated with the increased use of the property by homeowners.

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

Construction will be performed during normal daylight hours. Construction equipment will be equipped with noise mufflers.

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.**

There is one single-family home, detached garage, shed, septic system, and associated gravel driveway on the site. The current use of adjacent properties is listed as follows:

North: Single-Family Residential
South: Single-Family Residential
East: School District Property
West: Single-Family Residential

The proposal will not affect current land uses on nearby or adjacent properties.

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 to our knowledge.

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 to our knowledge.

c. Describe any structures on the site.

Structures currently on site include a single-family residence and attached garage.

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

Yes, all existing structures will be demolished.

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

The current zoning classification is Residential, R-4.

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

Rural towns per King County Comprehensive Plan, 2016.

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

Not applicable, the Site is not near any body of water or stream.

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

No.

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

Approximately 34 individuals will reside in the completed residential development (13 units x 2.58 persons per household = 33.54 individuals).

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

Approximately 3 individuals will be displaced (1 unit x 2.58 persons per household = 2.58 individuals).

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

None at this time.

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
The proposed development is compatible with the prescribed land use codes and designations for this site. Per the County Zoning Code, the development is consistent with the density requirements and land use of this property.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None at this time as no impacts are anticipated.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The completed project will provide 13 detached single-family residential homes. Homes will be priced with a market orientation to the middle-income level homebuyer.

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

One low-income house.

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

None.

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?

Maximum building height will conform to King County Standards of 35 feet.

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

Views in the vicinity are not likely to be enhanced, extended or obstructed by development of this project.

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

The location of the buildings adheres to or exceeds the minimum setback requirements of the zoning district. The landscaping will be installed at the completion of building and paving construction.

11. Light and Glare [help]

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

Light and glare will be produced from building lighting. Light will also be produced from vehicles using the site. The light and glare will occur primarily in the evening and before dawn.

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

Light and glare from the project will not cause hazards or interfere with views.

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

The primary off-site source of light and glare will be from vehicles traveling along the area roadways. Also, the adjacent school, residential uses and streetlights may create light and glare.

d. Proposed measures to reduce or control light and glare impacts, if any:
Street lighting will be installed in a manner that directs the light downward. The proposed perimeter landscaping will create a partial visual buffer between the proposed units and the surrounding neighborhood areas.

12. Recreation [help]

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

Chief Kanim Middle School and Fall City Community Park (less than one mile east along SE Redmond-Fall City Rd on the north side of Snoqualmie River).

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:

Recreation Space will be provided as required by King County code.

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**.**

According to the Washington Information System for Architectural and Archaeological Records Data (WISAARD) the house and property located at 4135 332nd Ave SE Rd is not recorded as historical at this time.

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.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

The King County GIS data and Washington Information System for Architectural and Archaeological Records Data (WISAARD) was used to assess the potential impacts to cultural and historic resources on and near the project.

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.

No measures are anticipated. If an archeological site is found during the course of construction, the State Historic Preservation Officer will be notified.

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.

Access to the proposed project will be from 332nd 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?

Less than a mile away from Site on SE 42nd Pl & 334th Pl SE.

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

Completed project will have garage and driveway parking spaces. Each home will have a minimum of two-parking spaces per lot for a total of 26 parking spots.

The project will eliminate the detached garage and gravel driveway.

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)**.**

The project will improve the frontage along 332nd Ave SE and provide one private access tract.

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

No.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Assuming 9.57 vehicular trips per net unit per day, a total of 124.41 additional vehicle trips will be generated. Peak hours will generally be 7 AM – 9 AM and 4 PM – 6 PM.

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 to our knowledge.

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

Traffic impact fees will be paid as required by King County Code.

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.

Yes, the proposal will result in an increase for those services typical of a residential development of this size and nature. The need for public services such as fire and police protection will be typical for a residential development of the size. School age children generated by this development will attend schools in Snoqualmie Valley #410 School District.

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

In addition to payment of annual property taxes by homeowners, the project will mitigate the direct impacts of the proposal through the County's traffic and school mitigation programs, if required.

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.

Electricity: **Puget Sound Energy**
Natural Gas: **Puget Sound Energy**
Water: **Fall City Water District**
Sewer: **LOSS**
Telephone: **CenturyLink**

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 Maher A. Joudi, PE

Position and Agency/Organization DR STRONG Consulting Engineers, Inc.

Date Submitted: 08.13.20

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.