

# 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 View**
2. Name of applicant: **Fall View, LLC**
3. Address and phone number of applicant and contact person:

**Applicant:** Fall View, LLC  
10515 20<sup>th</sup> St SE, STE 202  
Lake Stevens, WA 98258

**Contact:** Land Pro Group, Inc  
10515 20<sup>th</sup> St SE #202  
Lake Stevens, WA 98258  
Ryan C. Larsen, VP Land Development  
(360) 631-1820

4. Date checklist prepared: **12-12-2022**
5. Agency requesting checklist: **City of Gold Bar**
6. Proposed timing or schedule (including phasing, if applicable):  
**Land Use Permit: Winter/Spring 2022-2023**  
**Clearing/Grading Permit: Winter/Spring 2022-2023**  
**Construction: Summer/Fall/Winter 2023 – 2024**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**Drainage Report prepared by LDC**  
**Critical Areas Study by Acre Environmental Consulting, LLC**  
**Traffic Impact Analysis prepared by Kimley Horn and Associates, Inc**  
**Geotechnical Report prepared by Cobalt Geosciences, LLC**  
**DOE Stormwater Permit and SWPPP prepared by LDC**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**None Known.**
10. List any government approvals or permits that will be needed for your proposal, if known.
  - **Preliminary Plat approval**
  - **Land Disturbing Activity Permit**
  - **Forest Practice Activities Class IV Permit**
  - **SEPA threshold determination**
  - **Snohomish County PUD Electric Plan approval**
  - **Right-of-Way Use permit**
  - **Building Permits**
  - **Final Plat Approval**
  - **NPDES**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The Applicant is proposing a 39-lot subdivision on property currently zoned R12500. Each lot will be constructed with individual septic systems, and as such no lot has been created under 18,000 square feet. The project will include on-site clearing and grading for the proposed units, construction of public ROW, as well as the extension of offsite utilities to serve the future plat including but not limited to water, storm, electricity, telecom, and high-speed internet.

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 proposed project is located along Ley Road, directly south of the Wallace River.  
Tax parcel # 27090500200300, 27090500201100, 27090500200400  
NW1/4 S5 T27N R9E**

## **B. Environmental Elements** [\[HELP\]](#)

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

a. General description of the site:

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

**Most of the portions of the site where development is proposed is nearly level to slightly sloping downward in multiple directions. There are locally steep slopes north of the access driveway and in the western portion of the site extending downward to the north and west, respectively. These slopes have magnitudes of 20 to 35 feet and magnitudes ranging from 30 to 50 percent. These slopes appear to be consistent with former meanders of area rivers/streams.**

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

**The steepest slope on the property is 50 percent.**

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.

**The geotechnical report prepared by Cobalt Geosciences on October 4<sup>th</sup>, 2022 identified 6 to 12 inches of vegetation and topsoil underlain by approximately 2.5 to 4 feet of loose to medium dense, silty-fine to medium grained sand trace to with gravel trace to with cobbles (Weathered Alluvium). These materials were underlain by medium dense, fine to medium grained sand trace to with gravel, cobbles and local boulders (Alluvium), which continued to the termination depths of the explorations. There were local interbeds of silty-sand within some of the explorations.**

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

**Not to our knowledge.**

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 grading is to prepare the site for access, drainage improvements and housing. The estimated at 2,500 cubic yards of cut and 2,500 cubic yards of fill.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
**During rain events, erosion of disturbed area could occur, however on-site construction will utilize Temporary Erosion and Sediment Control (TESC) measures to minimize any erosion onsite. Following construction, erosion potential would decrease when drainage is controlled and cleared areas are revegetated.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?  
**Upon completion of site development, the lot coverage is anticipated to not exceed 30% as required per GBMC.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:  
**The SWPPP provides information on how construction erosion will be prevented and managed by utilizing BMPs. Runoff from Alder Lane and Road A will be collected via curb inlets and pipes to the Bioretention planter along perimeter of the Alder Lane and Road A and will be fully infiltrated.**

**The roof and driveway runoff will discharge to drywell on each lot. Development will also include frontage improvements along Ley Road which will also provide access and utilities to the proposed residence. Runoff from the Ley Road along the frontage will be collected to drywells and will be fully infiltrated.**

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

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.  
**During construction activities there may be increased exhaust and dust particle emissions to the ambient air. Following completion of the project construction, ongoing landscape maintenance may generate some air particulates from lawn mowing and trimming.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
**None known.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**During mass grading contractor may use a water truck to reduce dust if overly dry conditions exist. The Applicant will also abide by Snohomish County and Puget Sound Clean Air Agency regulations.**

## 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.

**Per the Critical Areas Study prepared by Acre Environmental Consulting, LLC on December 5th, 2022, there were three Category III wetlands and the Wallace River (Type 1 water) identified on the subject site. Within the City of Gold Bar Category III wetlands received 75-foot buffers and Type I Streams receive 150-foot buffers. Applicant is proposing buffer reduction through mitigation, see Critical Area Report for further details.**

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.

**Yes, work will occur within 200 feet of the Category III and the Type I stream. Please reference civil plans prepared by LDC, Inc submitted herewith.**

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.

**No filling or dredging of wetlands will occur in this project.**

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

**No surface water withdrawal or diversion is anticipated with this project.**

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

**The proposed site does lie within a 100-year floodplain. Flood zone map submitted with this application.**

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.

**Increased impervious surface due to the development of roadways may result in increased runoff containing some pollutants (primarily oil and debris washed from parking lots and roadways) along with water soluble household products. The required water quality treatment will be incorporated into the stormwater system design.**

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 withdrawals are planned as part of this project. Any alteration to the direction or rate of flow of ground water due to grading operations should be localized 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.

**Each of the 39 lots will be served by individual septic systems, which shall be installed per the regulations of the Snohomish County Health District.**

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.

**Through the construction of site improvements, the existing runoff pattern would be locally modified. Runoff from Alder Lane and Road A will be collected via curb inlets and pipes to the Bioretention planter along perimeter of the Alder Lane and Road A and will be fully infiltrated. The roof and driveway runoff will discharge to drywell on each lot. Development will also include frontage improvements along Ley Road which will also provide access and utilities to the proposed residence. Runoff from the Ley Road along the frontage will be collected to drywells and will be fully infiltrated.**

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

**The proposal will not result in waste materials entering ground or surface waters.**

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

**The Stormwater runoff will be collected and conveyed and discharged back to its original drainage path.**

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

**Surface water runoff from improved site areas will be collected and full infiltrated on-site within Bioretention planter. Typical construction BMP measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the installation of all onsite and offsite improvements.**

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

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

**X** deciduous tree: **alder, maple**, aspen, other

**X** evergreen tree: fir, cedar, pine, other

**X** shrubs

**X** grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

**X** wet soil plants: cattail, buttercup, bullrush, skunk cabbage, **other**

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Existing vegetation will be removed as necessary for construction of the plat, driveways, yards and building pads, including trees and shrubs.**

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

**There is mapped threatened Bull trout, Steelhead and Chinook salmon identified within Wallace River.**

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

**None proposed.**

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

**None known.**

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

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

mammals: deer, bear, elk, beaver, other: **Other small animals**

fish: bass, **salmon, trout**, herring, shellfish, other   X  

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

**Bull trout**

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, waterfowl, including many species of geese. The site is not known to be part of any specific migration route but is located within the Pacific Flyway.**

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

**Native vegetation will be preserved in the existing wetland and buffer. These areas provide natural areas and corridors for wildlife habitat.**

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

**None known.**

## **6. Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity will be used for lighting. Natural gas will be used for heating and food preparation in the buildings.**

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:

**New construction will comply with the Washington State Energy Code.**

## 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.

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.

**None known.**

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.

**There are no known existing hazardous conditions on the subject property.**

4) Describe special emergency services that might be required.

**No special emergency services would be required by this project.**

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

**None required or proposed.**

### *b. Noise*

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

**Noise from automobile traffic would have minor impacts on lots in closest proximity to the roadway. Minor noise from adjacent homes would also be noticed during outdoor activities and would receive similar noise impacts from this development.**

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.

**Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. On a permanent basis, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.**

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



**No measures proposed at this time. Construction activities will occur during those times allowed per Gold Bar Municipal Code.**

**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.  
**The site is currently vacant. The surrounding properties current uses are residential and vacant. The proposal will not affect current land uses on nearby or adjacent properties. The proposal is consistent with the City of Gold Bar Comprehensive Plan.**
- 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?  
**Not 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:  
**No.**
- c. Describe any structures on the site.  
**No structures are located on the site.**
- d. Will any structures be demolished? If so, what?  
**Not applicable.**
- e. What is the current zoning classification of the site?  
**The current zoning classification of the site is R12500.**
- f. What is the current comprehensive plan designation of the site?  
**The current comprehensive plan designation of the site is Residential.**
- g. If applicable, what is the current shoreline master program designation of the site?  
**N/A.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.  
**The Wallace River is identified on both city and county maps.**
- i. Approximately how many people would reside or work in the completed project?  
**Upon completion, approximately 117 people would reside in the development (3 people per residence average).**
- j. Approximately how many people would the completed project displace?  
**No people will be displaced as part of the completed project.**
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**None proposed.**

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**Compliance with existing regulatory codes and standards.**
- I. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:  
**Not applicable.**

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**39 middle income SFR's would be provided.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.  
**No units will be eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any:  
**Compliance with regulatory codes and standards would reduce the housing impact of the proposed development.**

**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?  
**Not known at this time. However, the tallest height of any structure would not exceed 35 feet per the requirements of the Gold Bar Municipal Code. Exterior building materials are expected to be wood, concrete, and glass.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None to our knowledge.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**The observance of building setbacks, retention of as much native vegetation as practical during construction would reduce aesthetic impact of the project.**

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Not to our knowledge.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**Surrounding residences and traffic.**
- d. Proposed measures to reduce or control light and glare impacts, if any:

**No special measures to reduce or control light and glare impacts are proposed, nor are they expected to be necessary.**

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**Wallace River is located on the subject property to the north. In addition, the project is located 0.5 miles from the Wallace Falls State Park and 1.3 miles from the Skykomish 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:  
**The Applicant will pay mitigation fees, as required.**

**13. Historic and cultural preservation** [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.  
**None known.**
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.  
**None known.**
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.  
**Site walks and consultation of historic maps/GIS data were carried out.**
- 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.  
**Construction would be temporarily halted should evidence of historic, archeological scientific or cultural importance be discovered.**

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
**The subject project will be served by Ley Road and Highway 9. Two new public ROW's will be created to access the subject lots.**
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
**The site is currently not served by public transit. The nearest bus stop is located 1.3 miles from the subject property located at the south west corner of Lewis Ave & 7th St.**

- 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 will provide a minimum 156 parking spaces (2 in garage, 2 in driveway) and eliminate no existing stalls.**

- 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).

**Frontage improvements will be completed along Larch Way. The project will also include the construction of a new public road within the plat.**

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

**The project should not generate any extraordinary use of water, rail or air transportation.**

- 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?

**Per the Traffic Impact Analysis prepared by Kimley Horn in November 2022, the site is anticipated to generate 368 new average daily trips with 27 new AM peak-hour trips and 37 new PM peak-hour trips.**

**The trip generation calculations for the Fall View development are based on national statistics published by the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition (2021)*. The average trip generation rates for ITE Land Use Code (LUC) 210, Single-Family Detached Housing, has been used for the proposed units.**

- 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:

**Mitigation in the form of impact fees to The City of Gold Bar will be paid.**

## **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, a development of this size will increase the need for fire and police protection.**

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

**Additional tax revenue from the development will mitigate the increase in needed protection.**

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

- a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, septic system,

other All of the above

- 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.

**The project is anticipated to be served by water, electricity, telephone, and internet. Additionally, each lot will be served by an individual septic system.**

**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.

JM1 Holdings, LLC  
By: Land Pro Group, Inc - Authorized Agent

Signature: \_\_\_\_\_  \_\_\_\_\_

Name of signee  Ryan C. Larsen

Position and Agency/Organization VP Land Development

Date Submitted:  12/15/22

## **D. Supplemental sheet for nonproject actions** [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.