



B A R G H A U S E N

SEPA ENVIRONMENTAL CHECKLIST

1510 Puyallup Street
Sumner, Washington

Prepared for:
Duke Realty Limited Partnership
200 Spectrum Center Drive, #200
Irvine, CA 92618

Revised June 11, 2019
April 19, 2019

Our Job No. 20662

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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.

Instruction 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:

1510 Puyallup

2. Name of applicant:

Duke Realty Limited Partnership

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

Applicant:

Duke Realty
200 Spectrum Center Drive, #200
Irvine, CA 92618
Telephone: (949) 797-7038
Contact: Adam Schmid

Agent:

Barghausen Consulting Engineers, Inc.
18215 – 72nd Avenue South
Kent, WA 98032
Telephone: (425) 251-6222
Contact: Jason Hubbell

4. Date checklist prepared:

April 19, 2019, Revised June 11, 2019

5. Agency requesting checklist:

City of Sumner

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

Construction:

Demolition
Grade and Fill Operation
Construct Utility Systems
Construct New Industrial/Warehouse Building,
Parking Lot, and Truck Parking Lot

Schedule (estimated):

Summer 2019
Fall 2019
Spring 2020-Fall 2020
Summer 2020-Fall 2020

7. Do you have any plan for future additions, expansion, or further activity 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.

- Geotechnical Engineering Study prepared by Earth Solutions NW dated January 30, 2019.

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.

There are no known applications pending government approvals affecting the subject property.

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

- City of Sumner SEPA determination
- City of Sumner Grade and Fill Permit
- City of Sumner Right-of-Way Use Permit
- City of Sumner Commercial Building Permit
- City of Sumner Design Review
- Department of Ecology NPDES 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.)

This proposal includes demolishing the existing buildings onsite and the existing asphalt and concrete, land clearing, grade and fill operations, preloading, construction of utility systems, parking lot construction and construction of a new approximately 183,800-square-foot warehouse building.

Road improvements to Puyallup Street, Williams Avenue and Hubbard Street are also included as part of this project

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.

This approximately 9.2-acre site is located at 1510 Puyallup Street in the City of Sumner. Please see enclosed vicinity map.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. **General description of the site:**
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

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

There is a pile in the southeast corner of the site with a limited area at approximately 60% slope.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

According to the USDA Natural Resources Conservation Service map of Pierce County soils, the on-site soils are mostly Sultan silt loam (42A), with some areas of Briscot loam (6A) and Snohomish silty clay loam (39A). The Sultan silt loam is considered a Hydrologic Group 'C' soil, the other areas are group 'D'.

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

No.

- e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

The site will be demolished and regraded for the new development. The existing concrete and asphalt may be used as a portion of the proposed fill. Approximately 15,000 cubic yards of on-site cut and fill is proposed.

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

Erosion could occur due to disturbance of soil during grading and construction.

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

Approximately 90 percent, of the 9.2-acre site will be covered with impervious surfaces. This will include the building area, parking areas, and access.

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

Temporary Erosion and Sediment Control (TESC) plans will be prepared for this site prior to initiating land clearing and grading activities. Construction erosion will be controlled by the use of filter fabric fences, a construction access road, and a settlement pond pursuant to City of Sumner and other agencies' requirements. There will also be a Storm Water Pollution Prevention Plan prepared which will utilize Best Management Practices onsite during construction to control pollutants.

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.**

Dust will occur due to trucking activity, placement of fill, and construction. Construction equipment/vehicles and workers' vehicles will produce emissions during construction. Once completed, project occupants' automobiles and trucks to arrive and depart, resulting in some automobile emissions.

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

No off-site sources of emissions or odor will affect this proposal.

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

Control during construction will be achieved by periodic watering down of the site, street sweeping, or by other means as prescribed by the City of Sumner.

3. Water

a. Surface Water:

- 1. Is there any surface water body on or on 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.**

No, there are no waterbodies on or adjacent to the site. The White/Stuck River is approximately 1,000 feet west of the site.

- 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 for this work.**

No.

- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

No fill or dredge material is proposed to be placed in or removed from on-site surface water or wetlands.

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

Surface water will not be withdrawn or diverted with this proposal.

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

No. According to FEMA FIRM Floodplain Map No. 530530 0353 E (see Appendix), the proposal lies in Zone X, which is outside of the 100-year floodplain.

- 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 discharges of waste materials to surface waters are planned.

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 wells are proposed but during construction of deep utilities, dewatering may be necessary.

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.

No waste material will be discharged into the ground by this project.

c. **Water runoff (including stormwater):**

1. Describe the source of runoff (including stormwater) 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.

The permanent stormwater system will collect stormwater through a system of catch basins and underground pipes and convey it to the proposed stormwater pond and detention tank system. Discharge of the detention system will be to the existing conveyance pipes within Puyallup Street and eventually to the White/Stuck River.

During the construction phase, the site will be graded so that stormwater is directed to temporary V-ditches with rock checkdams that will convey stormwater to the proposed sediment pond.

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

Waste materials will be contained and/or controlled to prevent entry into the ground or surface waters.

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

No, current drainage is discharged to the adjacent streets. Runoff will continue to be discharged to the street system and routed to the White/Stuck River.

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

Stormwater detention/water quality systems will be provided in accordance with the 2012 Stormwater Management Manual for Western Washington as adopted by the City of Sumner. The project will match the existing discharge route from the site.

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 crop
_____ 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?**

Shrubs, grass, and trees located onsite will be removed and in the adjacent right-of-way.

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

The applicant is not aware of any threatened or endangered plant species on the subject site.

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

Upon development of the future building, the street fronts and project site will be landscaped with trees, shrubs, and lawns.

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

Himalayan Blackberry is present onsite.

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 rodents and rabbits
Fish: bass, salmon, trout, herring, shellfish, other _____

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

The applicant is not aware of any threatened or endangered species on the subject site.

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

The Sumner Valley is part of a migration route for birds and waterfowl.

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

None are proposed.

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

None are known.

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.**

Electricity and natural gas will be used for heating, cooling, lighting, and manufacturing processes.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

The project will not affect the potential use of solar energy by 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.**

The project will comply with the Washington State Energy Code.

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.**

None are known.

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

According to the Phase I Environmental Site Assessment (ESA), prepared by Apex, dated February 20, 2019, one (1) 500 to 1,000 gallon steel underground storage tank (UST) was installed in 1964 at the southwest corner of the site and later removed in 1996. This was identified as a Recognized Environmental Condition (REC) as the tank integrity could not be verified. Therefore, Apex conducted a Phase II ESA in early 2019 to collect additional soil, soil vapor, and groundwater samples in the vicinity of the tank area. Results and analysis from that investigation conclude that vapor intrusion is not a concern for the residential area to the south or beneath the proposed future building. However, due to the presence of elevated concentrations of volatile organic compounds (VOCs), total petroleum hydrocarbons (TPH), and metals (arsenic and lead), Apex recommends implementing a Site Management Plan (SMP) and Interim Remedial Action Measure (IRAM) Plan prior to any grading activity to mitigate risks to construction workers from these hazardous substances. The developer will implement the SMP and IRAM as well as follow the recommendations from Apex.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are existing gas lines in the vicinity but these do not affect the project development.

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.**

Except as otherwise noted above regarding existing contaminants of concern in the vicinity of the former UST, no other toxic or hazardous chemicals will be stored, used, or produced during development or occupation of the future building.

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.**

No measures are proposed to reduce or control environmental health hazards.

b. **Noise:**

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

Limited traffic noise from Puyallup Street, Tacoma Avenue, Williams Avenue will occur. There is also noise from the nearby railroad tracks and adjacent businesses but these noises do not effect the project.

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 construction noise will be generated. Long-term noise would be limited to auto/truck traffic visiting the site. Some manufacturing noise may be generated by a future use but is expected to be within limits allowed by City of Sumner Zoning Code.

The site is proposed as a warehouse, therefore, it will be subject to truck traffic during normal business hours.

3. **Proposed measures to reduce or control noise impacts, if any.**

None are proposed.

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.**

The site is currently developed with a wood panel manufacturing business. East of the site is an aggregate materials yard. South is a construction company materials yard and vacant land. There are some residential homes to the southwest. North and west of the site are manufacturing businesses and distribution warehouses. The proposed development may affect adjacent properties due to road improvements and increased traffic.

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?**

The site has not been used for agriculture for approximately 90+ years.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so how:**

No, there are no working farms or forestland in the vicinity of the project.

c. **Describe any structures on the site.**

There are many structures onsite, dating from 1927-1977 with both metal and wood siding. There is a separate building in the northwest corner of the site and one on the east side but the other buildings are adjacent to each other, forming the large manufacturing and office building.

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

Yes, all on-site buildings will be demolished.

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

The current zoning classification of the site is Heavy Industrial (M-2).

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

The current Comprehensive Plan designation of the site is Heavy Industrial.

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

This item does not apply.

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

Yes. The site is within the Central Well wellhead protection area.

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

Unknown.

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

The completed project will displace the existing on-site business. It is unknown how many people are employed there.

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

This item does not apply.

l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

The proposal is compatible with the current Heavy Industrial zoning and City codes.

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

None are proposed.

9. Housing

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

This item does not apply.

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

This item does not apply.

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

There are no housing impacts with this project.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building materials(s) proposed?**

The proposed warehouse building will be 35 to 45 feet in height as allowed by the zoning code.

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

No views in the immediate vicinity will be altered by the project.

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

The side and front yards of the site will be landscaped in accordance with Sumner Zoning Code.

11. Light and Glare

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

Light will be typical of a warehouse building with parking lot lighting. Parking lot lights will comply with the City of Sumner requirements.

- 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?**

None.

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

None are proposed.

12. Recreation

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

The City of Sumner offers recreational activities. There is a walking/biking path along the White/Stuck River west of the site.

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

The project will not displace any recreational uses.

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

None.

13. Historic and cultural preservation

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Yes, some of the buildings are older than 45 years old. The applicant is not aware of any places or objects listed in or eligible for national, state, or local preservation registers on or next to the site.

- 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.**

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

- 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.:**

This site has been developed for over 90 years. No consultation has taken place for this site.

- d. **Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

None are proposed but if evidence is found during construction, activity will halt until the City is contacted and the site is evaluated.

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.**

Access to the site is from Tacoma Avenue and Puyallup Street. East Valley Highway is to the east with a connection to Puyallup Street. SR-167 is to the west with access likely from the 24th Street East on/off ramps and 142nd Avenue East from the north.

- 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?**

No, the closest transit stop is more than 3/4 mile from the site.

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

The completed project will provide 123 passenger vehicle parking spaces. Approximately 30-40 parking spaces will be eliminated.

- d. **Will the proposal require any new roads or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Road improvements to Puyallup Street, Williams Avenue and Hubbard Street are proposed. New sidewalk and overlay on Puyallup Street and Williams Avenue. Hubbard will be widened and improved to meet city standards.

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

There is an existing railroad spur on the west side of the site but it will be demolished with the development.

- 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?**

The specific use will determine the number of vehicular trips per day.

- 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, the project will not be affected or interfere with the movement of agricultural or forest products.

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

None, other than the proposed road improvements noted above.

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 project could require emergency or police services in the event of an injury or theft but not an increase in services.

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

None are proposed.

16. Utilities

- a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: storm sewer
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general utility construction activities on the site or in the immediate vicinity which might be needed.

City of Sumner water and sewer will be extended/relocated through the site. Gas, power and communications will serve the site. Storm water systems will be constructed onsite and within the right-of-way which the City of Sumner governs.

C. Signature:

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: _____

Date: _____

Signature of Agent: *Taron Haggell* _____

Date: June 11, 2019 _____

Signature of Applicant: _____

Date: _____

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.