

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:

[*Compass Health Broadway Block Phase 2 & 3*](#)

2. Name of applicant:

[*Compass Health*](#)

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

*Compass Health
Attn: Tom Sebastian, President / CEO
4526 Federal Ave. MS#30
Everett, WA 98203*

4. Date checklist prepared:

September 16th, 2021

5. Agency requesting checklist:

City of Everett Planning Dept.

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

Phase 2 construction mid-2022; Phase 3 construction to follow TBD

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

The application represents Phases 2 and 3 of the Compass Health Broadway Redevelopment.

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

A Phase 1 ESA was prepared for the Broadway block in May 2017. A new Phase 1 ESA will be completed within the next few months, along with a Good Faith Hazardous Material Survey.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None

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

Department of Health approval for certain program functions

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.)

Phase 2

Complete demolition of existing four-story behavioral health building and attached skybridge over alley.

New four-story, approximately 72,400 sf, behavior health building. Building includes 69,950 sf behavior health clinic with an attached 2,450 sf ambulance garage. The first and second floors are outpatient services. The third and fourth floors are inpatient services.

Phase 3

New seven-story, approximately 70,200 sf, mixed-use building. Project includes 8,600 sf Outpatient Clinic, 10,900 sf administrative offices, 41,200 sf of supportive housing, and 9,500 sf two level parking garage. The supportive housing component includes 74 residential units with associated housing common areas, and supportive services.

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 at 3322 Broadway in Everett, WA. The project is bounded by Broadway West, 33rd St on the North, 34 Street on the South and a midblock alley on the North.

Property Description: Section 29 Township 29 Range 5 Quarter NW EVERETT LAND CO S 1ST ADD BLK 795 D-00 - LOTS 17 TO 32 INCL (EXEMPT PER ST OF WA REG #06717-003)

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

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

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other [developed site.](#)

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

*There is an existing section of vertical retaining wall along the East edge of the alley.
The grade along the edge of the site at 33rd street is approximately a 13%*

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 indicates dense till materials. Surface soils have been removed by previous development.

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

None

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.

Purpose of grading would be to prepare the site for the new buildings. Since the buildings cover the majority of the site, the grading would be for foundations and slabs with some walkways and would cover an area of approximately 1.5 acres. The new structures are expected to account for an estimated 4,000 cy of cut which would be exported to an acceptable off-site location.

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

Yes, any time that soil is exposed to precipitation there is the possibility for erosion.

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

Approximately 96%

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

The site will utilize Best Management Practices from the 2019 Department of Ecology Stormwater Management Manual for Western Washington to control erosion.

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 would be related to construction and involve air borne particles from demolition and exposed soil surfaces as well as construction vehicle exhaust.

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

None anticipated

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

Construction work will be temporary. The demolition will need to follow local guidelines while the exposed surfaces will utilize Best Management Practices to prevent wind borne dust according to the Surface Water Pollution Prevention Plan.

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.

No. The US Geological Survey 7.5-minute topographic map (Everett Quadrangle, 2014; see Figure 1) for the site indicates the site is in an easterly sloping area of downtown Everett. The subject property elevation is approximately 100 feet above mean sea level. The topographic map indicated that the nearest surface water is the Snohomish River that is located approximately 0.6 miles east from the subject property.

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

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 / Not Applicable

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

No

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

No

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

No

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 / Not Applicable

- 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.

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.

The source will be direct precipitation. The majority of the site will be roof tops and runoff will be collected and discharge to the combined sewer system in 34th Street. This system does not drain to any natural body of water.

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

No.

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

The construction of the new buildings will reduce some of the surface flow from the site but there is no change to the downstream system. All flow existing and proposed is connected to the combined sewer system. The project will include a Drainage Control Plan review and incorporate Green Stormwater Infrastructure as required.

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

Runoff will be collected in an approved manner and discharged to the existing combined sewer per City of Everett requirements.

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
☒ shrubs

- ____ grass
- ____ pasture
- ____ crop or grain
- ____ Orchards, vineyards or other permanent crops.
- ____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ____ water plants: water lily, eelgrass, milfoil, other
- ____ other types of vegetation

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

There is limited existing vegetation and all will be removed during site demolition. There are no trees or vegetation in the adjacent R.O.W.

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

None

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

The proposed design includes an entry garden, and a number of occupiable and non-occupiable roof gardens on Levels 3 and 4. The vegetation includes deciduous trees, native/adaptive shrubs, container plants, grasses and perennials. The adjacent R.O.W. improvements also include tree and low planting.

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

None know.

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.

None know.

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 know.

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

The site is located within the Pacific Flyway.

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

The proposed non-occupiable portions of the level 3 roof garden is a prairie meadow providing habitat for birds and insects.

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.

Electric heating and cooling. Natural gas used for water heating, kitchen range, treatment of kitchen hood makeup air.

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

Based on a benchmark of average solar peak hours in Washington State (Summer 5 hours; Winter 2.5 hours), the project has minimal effect on adjacent properties. At summer solstice and spring/fall equinoxes there is no shadowing of adjacent rooftops during peak solar hours (based on a 15' one-story roof top height). At the winter solstice the rooftop of the adjacent two-story building at the Northeast corner of Broadway and 33rd street is 50% to 90% in shade at average solar peak hours. Note that, if a future three story building were built at this adjacent site, it would have 100% sun during average solar peak winter hours.

- 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:

Solar PV system

High efficiency VRF system

High performance envelope

High performance glazing

A DOAS and fan coil system de-coupling loads from OA requirement

High efficacy LED light fixtures.

Low flow plumbing fixtures

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.

The environmental studies listed in Section A.8 above found limited areas of hazardous materials that will be abated prior to demolition. No measurable contamination above required clean-up levels in the soils, or groundwater were observed.

- 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.

None

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

The proposed development will continue the behavioral health services that have existed onsite for the past two decades. These uses include outpatient and residential (in-patient) behavioral healthcare which may, at times, result in emergency calls or otherwise engage emergency responders in the delivery of services. The Snohomish County Triage Unit, for example, exists at this site and will continue to support various law enforcement or emergency aid personnel that may drop-off patients experiencing mental health crisis.

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

Phase 2 will contain a generator and diesel fuel tank located in the under-ground garage level. Standard protocols for storing onsite diesel fuel will be followed. A refueling connection will be located at grade in the alley for fuel deliveries.

b. Noise

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

Typical traffic noise from Broadway Avenue. The site is otherwise not impacted by equipment or other noises.

- 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.

Ambulance and law enforcement delivery of patients to the site. Extremely unlikely that emergency vehicle sirens would be on for this purpose.

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

Ambulance and law enforcement will deliver and transfer patients inside of enclosed garage.

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.

Property to the east is zoned Urban Mixed, as is the subject property. Uses are mixed-use residential, supportive service and retail. Property to the west is multifamily residential. Properties to the north and south are a mix of small commercial and retail uses. Current proposal does not significantly change the array of current uses onsite and is not expected to have an effect on other land uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No

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

No, site is urban

- c. Describe any structures on the site.

An existing behavioral healthcare facility of approximately 150,000 square feet in four stories occupies the site. There is also an existing skybridge connecting the structure above to another Compass Health owned building across the alley on Lombard Ave.

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

All existing structures will be demolished.

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

UM – Urban Mixed

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

Metro (in Everett Metro boundary)

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.

No

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

Phase 2 will employ approximately 130 staff (a net addition of approximately 32 over existing staffing) and will serve approximately 3,000 clients and patients annually through a combination of inpatient and outpatient services

Phase 3 will accommodate approximately 130 administrative and clinical staff and approximately 74 affordable housing residents

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

No one will be displaced. The staff at the existing Compass Health facility will move into the new Compass Health facility at the completion of the project. The existing Compass Health facility is the only existing use on the site.

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

None needed – see item j above

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

No measures are needed as the proposed behavioral health use is currently existing on site. The Phase 3 addition of inclusionary housing units has been encouraged by city staff.

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

This is an urban site. There are no impacts to agricultural or forest lands.

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

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

74 units of low-income supportive housing units will be provided as part of Phase 3

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

No units of housing will be eliminated

- 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?

Phase 2

4 Stories 57' +/- (Equates to 5 Stories per planning definition of story height)

Phase 3

7 Stories 86' +/- (Equates to 8 Stories per planning definition of story height)

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

No significant views would be altered or obstructed by the construction of this project.

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

The buildings mass and scale are in general compliance with city requirements. Proposed modifications are noted in the drawings.

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 proposed facility will be staffed and operated 24 hours per day. All exterior lighting to be shielded to minimize direct lighting escaping the boundaries of the site.

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

Not likely

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

Existing streetlights on Broadway, 33rd and 34th may affect bedroom windows.

- i. Proposed measures to reduce or control light and glare impacts, if any:

Project will provide roller shades at all bedroom windows.

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

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

Site is located in a walkable neighborhood directly fronting one of Everett's primary arterials and a bus stop with regular service. Three major grocery stores are less than 1 mile away and public amenities, including: the Everett Public Library, City and County Government Campus, Memorial Stadium, Xfinity Arena, Schack Arts Center and the Everett Senior Center, are accessible on foot or by transit. Bus service along Broadway runs every 12-15 minutes, connecting the project to the downtown Everett core and the Everett Station with regional connections to downtown Seattle.

Kiwanis Park – 5 blocks away

Doyle Park – 8 blocks away

*Angel of the Winds Arena (multipurpose events) – 4 blocks way
Funko Field (AquaSox baseball games) – 5 blocks away*

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

No existing recreational uses on site.

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

No measures necessary. See item 12 b above.

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.

Both sections of the existing building are older than 45 years old, however none are listed in any national, state or local preservation registers.

- 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 noted. The adjacent Phase 1 property underwent review by the Department of Historic Preservation during development and received a DAHP clearance letter citing no impacts to historical or cultural resources.

- 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.

Consultation with Tribes was carried out for the development of the adjacent Phase 1 site. A similar consultation will occur with this development in compliance with the State Department of Commerce funding requirements.

- 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.

The project bid specifications will include procedures for inadvertent discoveries during excavation.

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.

See site plan. Primary vehicular access will be by way of the 33rd and 34th and the public alley at the upper backside of the site.

- 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?

Site is well served by public transit. A transit stop sits directly in front of the site on Broadway. The building will also receive ride-share service for patrons with special needs. Ride-share/transit vans will be able to park on the alley-level parking area to pick up patrons.

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

Phase 2 will add 11 new parking stalls

Phase 3 will add 31 new parking stalls

Total new stalls: 42

13 existing on-site parking stalls along Broadway to be eliminated.

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

No

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

The site is within two blocks of the Everett Station with Amtrak and Sounder service and future light rail services planned.

- 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?

An updated transportation demand management (TDM) plan is in progress currently and will be made available.

- 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:

The TDM plan will include measures to mitigate vehicle trip demand.

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.

The proposed uses in Phase 2 will essentially replace identical existing uses and so are not expected to result in increased need for public services. The Phase 3 addition will include health care services, additional behavioral health care and housing. The health and behavioral healthcare represent increased services to the public which may increase demand for public transit services. The addition of housing in Phase 3 may increase demand for transit, emergency and fire protection services.

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

The project will include a secure and well illuminated site with security cameras to ensure user safety and reduce the need for police services. Ground level transparency will increase eyes on the street and on private property at the ground level.

Fire sprinklers will be installed to reduce the need for fire department services.

Proximity to city transportation and onsite parking will reduce the impact of vehicular traffic on neighborhood streets.

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: Snohomish County PUD

Gas: Puget Sound Energy

Sewer / Water: City of Everett

Waste/Recycling: Rabanco

Phone/Internet TBD

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 Tom Sebastian

Position and Agency/Organization President & CEO Compass Health

Date Submitted: 9/22/21

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.