

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:

***NIESLEN BROTHERS, INC PETITION FOR COMPREHENSIVE PLAN AMENDMENT
– Change from Agriculture –Natural Resource Land (Ag-NRL) to Natural Resource
Industrial (NRI)***

2. Name of applicant:

NIELSEN BROTHERS, INC (NBI)

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

P.O. BOX 2789, BELLINGHAM, WA 98227, 360-671-9078

Contact: Darcie Nielsen

Email: DarcieN@NielsenBrothers.net

4. Date checklist prepared: ***JULY 25, 2019***

5. Agency requesting checklist: ***SKAGIT COUNTY***

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

Dependent on the 2019 Skagit County Comprehensive Plan amendments docketing process.

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

If the Plan/zoning change is approved, NBI intends to submit redevelopment plans for building expansion and other site improvements on the property.

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

Hansen Creek Reach 5 Restoration Project is adjacent to NBI property on the east and south. Project documents include detailed environmental assessments of the area.

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.

No other applications are pending for this property.

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

If the rezone is approved, building permits, storm drainage, and grading permits will be needed.

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.)

NBI is interested to expand the existing logging heavy equipment maintenance shop building to create larger work bays and also make other improvements to the operational layout of the 11.89 acre site to improve drainage and storm water runoff including installation of a zero-discharge closed loop water recycling wash rack for heavy equipment .

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.

Property address: 25046 State Route 20 (SR-20), Sedro Woolley, WA.

Parcel #s: 121598 and 39243.

See attached site plan and vicinity map.

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

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

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)?

2%

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.

Minkler and Sumas silt loams – considered prime farmland soils when drained. No soils are proposed to be removed, site is already mostly gravel fill.

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

Not that NBI is aware of.

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

Site was previously filled with 4500 cubic yards of gravel in 2002 under Permit BP00-1581.

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

Some erosion could occur as a result of building expansion and site improvements, Best Management Practices (BMPs) will be utilized for erosion control during site redevelopment.

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

10% of the 11.89 acres.

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

BMPs will be utilized for erosion control during site redevelopment.

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.

Since 2000, the site has been occupied by NBI's logging equipment maintenance shop and storage yard. There are numerous pieces of heavy equipment that are routinely repaired and stored on the property, no new emissions are anticipated from the existing use of the property, although some new emissions could occur during site improvements and building expansion/remodel.

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

None

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

BMPs

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.

The Hansen Creek channel is within 300' of the east NBI property line, the restoration project will move the creek to within 150'.

- 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.

Site redevelopment work may take place within 150' of the relocated Hansen Creek.

- 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 will be placed in or removed from surface waters or wetlands.

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

No, existing ditches surrounding the NBI property will be retained.

- 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.

Planned site improvements will better control storm drainage and discharges of waste water resulting from washing equipment.

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.

The existing well is used for equipment washing and toilet facilities, it is not considered potable water. Bottled water is provided for drinking. Prior to any redevelopment a well pump test will be conducted and the water quality tested.

- 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.

Sewage waste is currently discharged to an on-site septic mound system. Waste water from equipment washing is currently discharged to ground.

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.

Current runoff on the site flows to ditches surrounding the property.

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

Planned improvements will better control storm drainage on the site.

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

Planned storm drainage improvements will better control runoff from the site.

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

If the zoning change is approved, NBI proposes to significantly upgrade its operations facility on the site including drainage improvements such as installing a closed loop water recycling system for its equipment washing and water saving measures such as roof catchment which will help protect critical areas and surface and ground water resources.

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?

Some small grassy areas may be removed. The orchard is planned to be expanded to achieve a full 100' well head protection area.

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

Hansen Creek historically supported runs of coho, chinook, pink, and chum salmon, as well as steel head and trout, Skagit chinook are listed as a "threatened" species.

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

Planned site improvements will incorporate landscaping BMPs to preserve and enhance vegetation on the site.

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

None observed.

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:
 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.

As noted above, nearby Hansen Creek supports Skagit chinook salmon which is listed as a "threatened" species.

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

No

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

BMPs

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

None observed.

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, diesel and propane serve the existing shop building for various mechanical works and heating.

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

No, the nearest residence is several hundred feet away, the balance of adjacent properties will be restored to a natural state.

- 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 may be incorporated in new improvements to the site.

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.

About 15 years ago a 35 gallon diesel spill occurred on the property and into the ditch. The spill was cleaned up as soon as it was discovered. Oil booms have been placed (replaced on an annual basis) in the surrounding ditches since that time.

- 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.

Northwest Pipeline is located approximately 400' west of the property.

- 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.

Approximately 1500 gallons of oil/lubricants and 500 gallons of anti-freeze are stored in the shop building for use in repair and maintenance and waste oil is collected in a 1000 gallon tank for use during the winter to heat the facility.

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

Existing fire, police and emergency services in the area provide adequate protection.

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

Oil booms are placed in adjacent ditches on an annual basis. Planned site improvements will further reduce potential environmental hazards.

b. Noise

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

Typical rural area sounds, the main noise is generated from traffic on SR-20.

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.

There are numerous pieces of heavy equipment that are routinely repaired and stored on the property currently, the noise levels from this mechanical work and moving of equipment will remain the same. The hours of repair work are generally from 8am to 5pm Monday through Friday, with occasional weekend work.

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

No new measures are proposed, the parcel size and distance from nearby residential uses (and proximity to SR-20) mitigate noise impacts.

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 southerly 5.77 acre parcel contains the main NBI logging operations facilities including an approximate 4800 sq.ft. maintenance shop building with a small office, 6000 sq.ft. Quonset hut, 1200 sq.ft Quonset hut, four 20x40 containers, and numerous pieces of heavy equipment used in logging operations or as spare parts for repair. Culverts and pipes used in building logging roads and bridges, as well as stockpiles of hay, gravel and other materials for road building are stored on the property. With the exception of a small orchard surrounding the wellhead and some landscaping along the perimeter, the site has a graded gravel surface with drainage ditches along the property lines. The 6.12 acre parcel abuts SR-20 and provides the access driveway and also contains the septic tank and mound system that serve the site.

The 9.15 acre parcel adjacent to the west has a house and shop building, parcels to the east and south are part of the Hansen Creek Reach 5 Habitat Restoration Project, lands to the north across SR-20 are in public open space as part of the Northern State Recreational Area.

The proposal to change the zoning will not affect current land uses on nearby or adjacent properties. The Natural Resources Industrial zone would allow uses that are compatible with the rural character and natural resource-based industries in the area whether forestry or agricultural. Any new uses on the property will be subject to compliance with all local, state and federal regulations.

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 11.89 acres has not been used as working farm or forest land for at least 20 years, before that it may have been used for grazing and hay production. The parcels were divided from the neighboring property to the west in 1994. The property is not in a farmland tax status.

- 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:

Changing the zone will not affect the surrounding area as farming operations do not exist - the lands to the east and south are encompassed by the Hansen Creek project which will restore the drainage basin to its natural function as a "critical area" effectively removing these parcels from as long-term commercially significant agriculture lands. The land to the west is encumbered with a conservation easement that limits agricultural uses. The application of pesticides, tilling, and harvesting practices would not be compatible with the restored creek and associated riparian wetlands.

- c. Describe any structures on the site.

4800 sq.ft. maintenance shop building with a small office, 6000 sq.ft. Quonset hut, 1200 sq.ft Quonset hut, four 20x40 containers.

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

Its possible that some portion of the existing shop building will be demolished in order for it to be relocated and expanded. One or more of the Quonset huts and containers may also be removed.

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

Agriculture-Natural Resource Land (Ag-NRL)

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

Agriculture-Natural Resource Land

- 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.

A critical areas review will be required at the time of redevelopment.

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

Seven employees currently work on the site full time, another 33 employees use the site intermittently as a deployment base for logging operations conducted in western Washington forest lands. An expansion of the employee workforce is not anticipated.

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

None

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

N/A

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

The proposed change of zoning will not be incompatible with the surrounding rural land uses and natural areas, the new zoning will allow improvements to the NBI site that will augment the Hansen Creek restoration project. The current Ag-NRL zoning allows uses which are not compatible with existing and projected land uses.

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

As noted previously, the Hansen Creek project which will restore the drainage basin to its natural functions and effectively removes adjacent properties from suitability as long-term commercially significant agricultural resource lands.

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

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

None – only nonresidential uses are anticipated.

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

None, there are no housing units on the site.

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

N/A

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?

The current shop building is one-story but the bay height is not adequate for heavy equipment repair, the large Quonset hut is approximately 40' tall. The existing structure has corrugated metal siding and roof, a similar material would be used in the building remodel/expansion.

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

None

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

Some new landscaping is anticipated as part of site redevelopment.

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

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

Light and glare currently associated with the shop building that is used for mechanical work that occurs during a normal 8am to 5pm work day with occasional weekend work. In the winter the light from the NBI operations is more visible due to the limited daylight hours.

b. Could light or glare from the finished project be a safety hazard or interfere with views?
Not likely.

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, there is minimal impact and is what can be expected in a rural environment.

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

a. What designated and informal recreational opportunities are in the immediate vicinity?
The Cascade Trail, a 22.5-mile, multipurpose county trail that parallels SR-20 from the east edge of Sedro-Woolley to Concrete, runs along the north NBI property line. The Northern State Recreational Area is across SR-20 to the north. The Hansen Creek Project will also provide some passive recreational opportunities when completed.

b. Would the proposed project displace any existing recreational uses? If so, describe.
No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
None needed, while the NBI property provides an access easement for the Hansen Creek project, recreational use of the access is not anticipated.

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

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

According to WISAARD the Sedro-Woolley Insane Farm, Western State Hospital, North Cascades Gateway Center located to the north of SR-20 approximately 1.5 miles away is on the National and State Register of Historic Places.

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.

Unknown according to WISAARD

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

None at this point.

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 at this point.

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 NBI site has over 600' of frontage on and direct access to State Route 20 via a 60' wide access easement.

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?

Skagit Transit provides service along SR-20 six times a day, six days a week..

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

No new parking spaces are needed, existing parking areas may be relocated as part of the site redevelopment.

c. 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).

Not likely, the use will remain the same and SR-20 has the capacity to accommodate the traffic.

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

No

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

The existing use of the site generates approximately 50 vehicular trips per day of which half are passenger vehicles and the rest commercial vehicles including dump trucks, mechanics truck, lowboy, and 3 log trucks (most log hauling is done by independent truckers that do not use the site).

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, forest and agricultural products from the surrounding areas are transported daily along SR-20 without problems.

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

None needed.

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.

Not likely.

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

N/A

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

a. Circle utilities currently available at the site:

electricity, natural gas, water, **refuse service**, **telephone**, sanitary sewer, **septic system**,
other _____

d. 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.

No new utilities are proposed or needed.

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: Darcie Nielsen

Name of signee Darcie Nielsen

Position and Agency/Organization Nielsen Brothers, Inc.

Date Submitted: 9 December 2021

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?
The zoning change would allow NBI to significantly upgrade its existing operations facility on the site including landscape and drainage improvements such as installing a closed loop water recycling system for its equipment washing and water saving measures such as roof catchment which will help protect nearby critical areas, and surface and ground water resources. While increases in air emissions, hazardous substances, and noise are not anticipated, such impacts can be mitigated with regulatory measures and BMPs.

Proposed measures to avoid or reduce such increases are:

Any new development on the property will require compliance with all local, state, and federal codes and regulations that are designed to mitigate any impacts related to water, air, hazardous substances, and noise.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
The zoning change would allow NBI to significantly upgrade its operations facility on the site including landscape and drainage improvements such as installing a closed loop water recycling system for its equipment washing and water saving measures such as roof catchment which will help protect the Hansen Creek salmon habitat being restored next door.

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

Any new development on the property will require compliance with all local, state, and federal regulations that are designed to mitigate any impacts to the flora and fauna in the area.

3. How would the proposal be likely to deplete energy or natural resources?
The proposed zone change is not likely to deplete energy or natural resources as there would be no net loss of resource lands and energy savings would be gained as the new zoning would allow NBI to make significant improvements to the existing site that will help save energy and improve water quality in the Hansen Creek basin. The NBI property has not been used as agriculture or forest resource land for at least 20 years, before that it may have been used for grazing and hay production. The lands to the east and south are encompassed by the Hansen Creek project which will restore the drainage basin to its natural function as a "critical area" effectively removing these properties as long-term commercially

significant agricultural resource lands. The application of pesticides, tilling, and harvesting practices would not be compatible with the restored creek and associated riparian wetlands.

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

Any new development on the property will require compliance with all local, state, and federal regulations that are designed to mitigate any impacts to natural resources.

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?

The zoning change would allow NBI to significantly upgrade its operations facility on the site including landscape and drainage improvements such as installing a closed loop water recycling system for its equipment washing and water saving measures such as roof catchment which will help protect the Hansen Creek habitat rehabilitation area and augment protection of the endangered Chinook salmon. The NBI property and surrounding properties are not suitable as prime farmland given existing and future uses.

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

Any new development on the property will require compliance with all local, state, and federal regulations that are designed to mitigate any impacts to environmentally sensitive areas.

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?

The Natural Resource Industrial zone allows uses that are compatible with the rural area and natural resource-based industries whether forestry or agricultural. Adjacent lands to the east and south are part of the Hansen Creek Reach 5 Restoration Project and will be permanently removed from use as long term commercially significant agricultural resource lands.

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

Any new development on the property will require compliance with all local, state, and federal regulations that are designed to mitigate any land use impacts.

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

The proposed zone change is not likely to increase demands on transportation or other public services and utilities as the existing and allowed uses are/would be compatible with the rural area and the site has direct access to SR-20 – a major east-west state highway that is adequate to accommodate any traffic generated by allowed uses on the site.

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

Any new development on the property will require compliance with all codes and regulations that are designed

to mitigate any impacts to public services.

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

Environmental protection mechanisms are built into the various local, state, and federal laws and any new development on the property would require compliance and mitigation measures in accordance with those requirements.