



City of Stevenson

Planning Department

(509)427-5970

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

MITIGATED DETERMINATION OF NONSIGNIFICANCE

PUBLICATION DATE:	March 19, 2025
PROJECT NAME:	Lasher Street Rezone
APPLICANT	Green Gorge LLC
DESCRIPTION OF PROPOSAL:	A nonproject action to “gain rezone (matching 3 of 4 of the neighboring properties) and build to higher density than is allowed currently to help meet the housing shortfall in the community”. The rezoning request is a change from R2 Two-Family Residential to R3 Multi-Family Residential.
PROJECT LOCATION:	80 NW Lasher Street (Tax Parcel 03-07-36-4-3-1800-00)
CONTACT PERSON:	Ben Shumaker ben@ci.stevenson.wa.us • (509)427-5970
LEAD AGENCY:	City of Stevenson, Washington
RESPONSIBLE OFFICIAL	Ben Shumaker

Description of Proposal: A nonproject action to “gain rezone (matching 3 of 4 of the neighboring properties) and build to higher density than is allowed currently to help meet the housing shortfall in the community”. The rezoning request is a change from R2 Two-Family Residential to R3 Multi-Family Residential.

Threshold Determination: The City of Stevenson, acting as lead agency for this proposal, has determined this proposal, as mitigated will not have a probable significant adverse impact on the environment.

An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request. This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of issuance.

The full checklist and materials can be found online at:

<https://www.ci.stevenson.wa.us/news>

Threshold Determination: The following mitigation measures are required as a result of this review:

1. Prior to issuance of any permit on this lot, the proponents shall enter into a Deferral of Frontage Improvements for street improvements to Lasher Street. The street improvements shall be consistent with the Lasher Street Improvement currently being designed. This deferral shall include a Waiver of Remonstrance to the formation of a local improvement district for completion of said improvements.

Comments on Threshold Determination: If you would like to comment on this Threshold Determination, your written comments should be sent to the address below by 5:00 PM on April 3, 2025.

All comments on this proposal are to be directed to Ben Shumaker, Community Development Director, City Hall, 7121 E Loop Road, PO Box 371, Stevenson, Washington 98648.



SEPA APPLICATION

Mail: PO Box 371, Stevenson, Washington 98648 Email: planning@ci.stevenson.wa.us Phone: (509)427-5970

Applicant/Contact: Green Gorge, LLC

Mailing Address: PO BOX 130, North Bonneville, WA 98639

Phone: 3606092212 E-Mail Address: brian@gorgeconstruction.com

Property Owner (when applicable): Green Gorge, LLC

Mailing Address: PO BOX 130, North Bonneville, WA 98639

Phone: 360 609 2212 E-Mail Address: brian@gorgeconstruction.com

If There are Additional Property Owners, Please Attach Additional Pages and Signatures as Necessary

Submittal Requirements

*Applicants must provide the following information for all SEPA Threshold Determination Applications.
The City will not accept applications without the required information.*

- Application Fee (\$ 300)
- Agreement to Pay Outside Consulting Fees (When applicable)
- Completed Application Signed by the Applicant ✓
- Any Associated Applications ✓
- Two (2) Copies of a Site Plan, Clearly Showing all *Existing Structures* as well as all *New Construction*
- Completed Environmental Checklist Available Online at <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-document-templates>
- Two (2) Copies of any Environmental Document Referenced in the Checklist

Continued on Page 2



SUBMIT TO:
City Hall
7121 E Loop Road

SEPA Application

SEPA stands for State Environmental Policy Act. Its regulations are located in RCW 43.21C, WAC 197-11, and SMC 18.04. The information provided with this application will allow the City to make a Threshold Determination. Threshold Determinations assess the likelihood of significant environmental impacts and result in one of following: DNS – Determination of Nonsignificance, MDNS – Mitigated Determination of Nonsignificance, Determination of Significance. If a Determination of Significance is issued, an Environmental Impact Statement and additional fees will be required.

Property Information (when applicable)

Property Address (Or Nearest Intersection): 80 NW Lasher St, Stevenson WA 98648

Tax Parcel Number: 03073643180000 Lot Area: .52 Ac

Water Supply Source: City Well Sewage Disposal Method: City Septic

Brief Narrative of Request _____

~~Requesting a zoning change from the existing R2 zoning to a R3 zoning. 3 surrounding~~
~~sides of property are currently R3, so the zoning change makes sense because of~~
~~surrounding densities~~

As the property owners of the real property described in this proposal, our signatures indicate our approval of this proposal, with the understanding that the proposal is subject to review, approval, and/or denial under SMC Title 18.

I/we hereby provide written authorization for the City to reasonably access to the subject property to examine the proposal and carry out the administrative duties of the Stevenson Municipal Code.

Incomplete applications will not be accepted. • Ensure all required submittals are included.

Signature of Applicant:  Member Date: 1/8/24

Signature of Property Owner (when applicable):  Member Date: 1/8/24

For Official Use Only:
Date Application Received: _____ Date Application Complete: _____

SEPA¹ 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.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

- 1. Name of proposed project, if applicable: Green Gorge LLC**

- 2. Name of applicant: Green Gorge LLC**

- 3. Address and phone number of applicant and contact person:**
Green Gorge LLC – Mike Green 360-518-1476 / Brian McKenzie 360-609-2212
PO Box 130 North Bonneville, WA 98639

- 4. Date checklist prepared: 11/21/24**

- 5. Agency requesting checklist:**
City Of Stevenson WA

- 6. Proposed timing of schedule (including phasing, if applicable): Rezone Prior To End Of First Quarter Of 2025 – Vertical Construction To Start In Spring Of 2025**

- 7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain: None At This Time**

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal: No Additional Information At This Time**

- 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 Is A Possible Improvement To Lasher St. In The Works - Unclear If It Will Take Place

- 10. List any government approvals or permits that will be needed for your proposal, if known.**
Approval To Rezone – Right Of Way Permitting

- 11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

The Proposed Plan Is To Gain Rezone (Matching 3 of 4 Of The Neighboring Properties) And Build To Higher Density Than Is Allowed Currently To Help Meet The Housing Shortfall In The Community.

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 Is Addressed As 80 Lasher St. Stevenson WA 98648

B.Environmental Elements

1. Earth

[Find help answering earth questions](#)²

- a. General description of the site: Vacant Land – Generally Vegetated With A Few Fir Trees

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- b. 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.

Generally Binding Silty Materials With Round Rock Present

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

The Northwest Corner Has A Section Of Scarp That Protrudes Roughly 8' Into The Property From An Ancient Landslide

² <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- d. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:
Construction Will Net Roughly 200 CY Of Materials To Be Distributed Onsite
- e. Could erosion occur because of clearing, construction, or use? If so, generally describe.

Erosion Control BMP's Will Be Strictly Abided During Construction – All Erosive Areas To Be Covered At Final Of Each Phase Of Construction
- f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

35 %
- g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Landscape / Hardscapes to prevent any erosion after construction

2. Air

[Find help answering air questions](#)³

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. During Civil Construction – Minor Dust From Earth Disturbance – During Vertical – Minor Dust. No Emissions At Final Completion
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: None Known At This Time
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Standard BMP's Will Be Abided By During All Phases Of Construction

³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

3. Water

[Find help answering water questions](#)⁴

a. Surface:

N/A

- 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: N/A**
- 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: N/A**
- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material : None**
- 4. Will the proposal require surface water withdrawals or diversions? Give a 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:

[Find help answering ground water questions](#)⁵

- 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 a general description, purpose, and approximate quantities if known: No**

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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: None – Public Sewer At Site

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: Rainwater Will Be Distributed Onsite Most Likely In An Underground Infiltration Trench

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: No

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: None Should Be Required

4. Plants

[Find help answering plants questions](#)

- 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? Field Grass And Some Trees To Clear Site For Building Envelope**
- 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: Landscape Will Be Native Species And/Or Lawn**
- e. List all noxious weeds and invasive species known to be on or near the site: None Present**

5. Animals

[Find help answering animal questions](#)⁶

- a. List any birds and other animals that 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: None**
- **Mammals: deer, bear, elk, beaver, other: Neighborhood Deer Time To Time**
- **Fish: bass, salmon, trout, herring, shellfish, other: None**

- b. List any threatened and endangered species known to be on or near the site: None**
- c. Is the site part of a migration route? If so, explain: N/A**
- d. Proposed measures to preserve or enhance wildlife, if any: N/A**
- e. List any invasive animal species known to be on or near the site: None**

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁷

- 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 Only For Heating / Cook Range / Microwave / Water Heaters**

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: No**

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Energy Efficient Heat Pump / Furnace – Water Heaters**

7. Environmental health

[Health Find help with answering environmental health questions](#)⁸

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe: None**
 1. **Describe any known or possible contamination at the site from present or past uses: None**

 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**

 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: None**

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

5. Proposed measures to reduce or control environmental health hazards, if any: N/A

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None Out Of The Ordinary Neighborhood Traffic Noise

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)? Ordinary Construction Noise – Operating Hours Will Abide By City Of Stevenson Operating Hours

3. Proposed measures to reduce or control noise impacts, if any: None

8. Land and shoreline use

[Find help answering land and shoreline use questions⁹](#)

- 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 Residential Single-Family Property All Around Except Apartments To The East Of The Project – (White Cap Apartments)

- 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 because 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: N/A Residential Zoning Currently
 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: N/A

- c. Describe any structures on the site: None

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- d. **Will any structures be demolished? If so, what: None**
- e. **What is the current zoning classification of the site: R2**
- f. **What is the current comprehensive plan designation of the site: Residential**
- g. **If applicable, what is the current shoreline master program designation of the site:
N/A**
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify: There Is A Small Portion Of NW Portion Of Property That Is Possibly Scarp Area From An Ancient Landslide.**
- i. **Approximately how many people would reside or work in the completed project?
TBD**
- j. **Approximately how many people would the completed project displace? None**
- k. **Proposed measures to avoid or reduce displacement impacts, if any: None**
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Same Use – Application Will Change Zoning For Density**
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: None**

9. Housing

[Find help answering housing questions](#)¹⁰

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing: Up To 10 Middle Class Housing Units**
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing: None**

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- c. Proposed measures to reduce or control housing impacts, if any: N/A

10. Aesthetics

[Find help answering aesthetics questions](#)¹¹

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 28' Peak Height – Lap Or Rough Sawn Siding TBD
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and glare

[Find help answering light and glare questions](#)¹²

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

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? County Fair Grounds – Hiking – Biking – Swimming – Paddling And Wind Sports On The Columbia River

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. **Would the proposed project displace any existing recreational uses? If so, describe:**
None

- 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

[Find help answering historic and cultural preservation questions](#)¹³

- 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: Possibly Older Homes In the Near Vicinity Could Date This Far Back – To Our Knowledge There Are None Eligible For Registering At This Time**

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources:** **None**

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

- 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 :** **N/A**

14. Transportation

[Find help with answering transportation questions](#)¹⁴

- 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:**
Lasher Street Provides Ingress / Egress To The Site

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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? **Not Currently Serviced – Nearest Bus Stop Would Be On Hwy 14 In Stevenson**
- 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). **None**
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe: **No**
- e. 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? *** **Undetermined At This Time**
- f. 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
- g. Proposed measures to reduce or control transportation impacts, if any: **None**

15. Public services

[Find help answering public service questions¹⁵](#)

- 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: **None But Standard Impact With Population Growth**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **None**

16. Utilities

[Find help answering utilities questions¹⁶](#)

¹⁵ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

¹⁶ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

- 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: **Public Sewer / Water / Garbage Service – City Of Stevenson Electricity – Skamania PUD Communications – Zply Fiber Or Comcast**

C. Signature

[Find help about who should sign](#)¹⁷

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.

X 

Type name of signee: Mike Green – Brian McKenzie

Position and agency/organization: Owners – Green Gorge LLC

Date submitted: 11/22/24

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)¹⁸

Do not use this section 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: **This Project Should Provide Little To No Impact On All Items**

¹⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

- **Proposed measures to avoid or reduce such increases are: Standard Building Practices Including BMP'S**
2. **How would the proposal be likely to affect plants, animals, fish, or marine life? Little to No Impact**
- **Proposed measures to protect or conserve plants, animals, fish, or marine life are: Project To Be Landscaped On Completion**
3. **How would the proposal be likely to deplete energy or natural resources: No Impact Rather Than Normal Residential Use**
- **Proposed measures to protect or conserve energy and natural resources are: Energy Efficient Appliances And Heating Units**
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: N/A**
- **Proposed measures to protect such resources or to avoid or reduce impacts are: N/A**
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 : N/A**
- **Proposed measures to avoid or reduce shoreline and land use impacts are: N/A**
6. **How would the proposal be likely to increase demands on transportation or public services and utilities: None Rather Than Normal Residential Use**
- **Proposed measures to reduce or respond to such demand(s) are: None**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment: None