CITY OF ARLINGTON
COMMUNITY & ECONOMIC DEVELOPMENT
18204 59TH AVE NE
ARLINGTON, WA 98223

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: **Stewart Townhomes**

2. Name of applicant: **Tic Toc, LLC**

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

Applicant: **Tic Toc, LLC** **Contact: Ryan C. Larsen,**
3226 256th St NW **VP Land Development**
Stanwood, WA 98292 **10515 20th St SE #202**
Lake Stevens, WA 98258
360-631-1820

4. Date checklist prepared: **November 1, 2021**

5. Agency requesting checklist: **City of Arlington**

6. Proposed timing or schedule (including phasing, if applicable):
Development Application: Winter/Spring 2022
Clearing and Grading Permit: Spring/Summer 2022
Construction: Summer/Fall/Winter 2022

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Drainage Report by LDC.
Traffic Impact Analysis prepared by Gibson Traffic Consultants.
GeoTechnical Report by GeoTest
DOE Stormwater Permit and SWPPP Prepared by LDC

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.
None at time of submittal.

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

- **Administrative Preliminary Site Plan approval**
- **SEPA threshold determination**
- **Preliminary Civil engineering plan approval for all site improvements**
- **Construction Plan Approval**
- **Snohomish County PUD - Electric Plan approval**
- **Forest Practice Application, if applicable**
- **Frontage plan approval for road and storm improvement**

- **National Pollutant Discharge Elimination System General Permit, if applicable**
- **Storm Water Pollution Prevention Plan**
- **Grading permit**
- **Building permits**
- **Electric permit**
- **Right-of-Way Use permit, if needed**
- **Haul route permit**
- **Traffic control plan**

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 Stewart Townhome project is a proposed 18 unit townhome development containing 3 buildings with 6 units located on approximately 0.97 +/- acre. Parcel is zoned Residential High Capacity (RHC). The project will also include the construction of a new road, right-of-way improvements, stormwater infiltration facility and other related utilities that will service the proposed units.

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.

Location: **The subject project is located along the south side of Highland Dr and west of the Free Methodist Church, within the City Limits of the City of Arlington, Snohomish County, Washington State.**

Address: **XXX Highland Dr, Arlington, WA 98223**
STR: **SE Sec 11 Twp 31N Rng 05E WM**

B. Environmental Elements [HELP]

1. *Earth* [help]

a. General description of the site:

The property (proposed development site) contains a baseball field and lacked structures. The property is relatively flat with less than approximately 8 feet of total elevation differential. Notably, an approximately 40-foot tall (off-site), descending, south-facing slope exists adjacent and to the south of the property. The majority of the site was covered with grasses. Trees existed within the northern, central, and southeastern portions of the site. The site is bordered by residential developments to the west, vacant land to the south and east, and residential development to the north.

(circle one): **Flat,** rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
5% +/-

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 on-site subsurface soils generally consisted between 6 and 12 inches of topsoil (silty sand with organics) over approximately 1 foot of weathered glacial outwash (slightly silty sand with organics) over glacial outwash (poorly graded sand with interbeds of gravel) to the base of the explorations. Gravel content increased at approximately 5 feet below the ground surface in both test pit explorations. Geologic information for the project site was obtained from the interactive Geologic Map of Washington State, published by the Washington State Department of Natural Resources (DNR). According to the DNR map, subsurface soils mapped in the subject area consist of the Pleistocene aged continental glacial outwash deposited mostly during the Vashon Stade of the Fraser glaciation. These deposits are well sorted and stratified and described as recessional and proglacial sand with minor gravel or silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
No

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
The site will be cleared of trees, stumps and brush, and grasses Approximately 300 cubic yards of cut and 300 cubic yards of fill of material will be graded to create building pads, utility installation, and rights of way. Select import fill material will be imported if needed.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes. During rain events, erosion of disturbed area could occur. On-site construction will utilize City of ArlingtonBest Management Practices (BMP). Following construction, erosion potential would decrease when drainage is controlled and cleared as areas are revegetated.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Slightly less than 64%.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
On-site construction will utilize City of Arlington Best Management Practices (BMP). Following construction, erosion potential would decrease when drainage is controlled and cleared as areas are revegetated. Hydroseeding, Gravel Construction Entrance, Covering Stock Piles, Straw Mulch, Silt Fencing.

2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During construction activities there may be increased exhaust and dust particle emissions to the ambient air. Following completion of the project construction ongoing landscape maintenance may generate some air particulates from lawn mowing and trimming.

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

None known.

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

During grading contractor may use a water truck to reduce dust if overly dry conditions exist.

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.

None.

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.

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

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

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

No flood zones are present.

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.

The proposal does not anticipate discharge of waste materials to surface waters.

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.

Groundwater will not be withdrawn from a well.

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.

The applicant does not propose or anticipate discharge of waste material into the ground from septic tanks or other sources. Municipal sewer service will be provided to the site by the City of Arlington.

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Through the construction of site improvements, the existing runoff pattern would be locally modified. The Stormwater runoff will be collected and conveyed to the infiltration gallery and discharged into the ground.

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

The applicant does not propose or anticipate waste materials discharging to either ground or surface waters. Stormwater will be treated and directed to the on-site infiltration gallery at the south end of the site and then infiltrate into the ground. This system will be designed and constructed to City of Arlington development and public works standards. Water and sewer will be designed to City of Arlington standards.

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

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

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

Surface water runoff from improved site areas will be collected and conveyed to onsite infiltration gallery and/or water quality treatment facilities. Typical construction BMP measures including silt fence, sediment traps, and interceptor ditches will be implemented across the site and in conjunction with the

installation of all onsite and offsite improvements.

Also, please review the LDC, Inc. Construction Drainage Report submitted with this application.

4. Plants [help]

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

__X__deciduous tree: alder, **maple**, aspen, **other**
__X__evergreen tree: fir, cedar, pine, **other**
__X__shrubs
__X__grass
____pasture
____crop or grain
____ Orchards, vineyards or other permanent crops.
____ 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?
The site will be removed of existing vegetation within the developable portion of the site, which consist of trees, grass, and other shrubs.

c. List threatened and endangered species known to be on or near the site.
None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Street and shade trees will be planted as well as other required landscaping areas throughout the site.

e. List all noxious weeds and invasive species known to be on or near the site.
None Known.

5. Animals [help]

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

Examples include:

birds: **hawk**, heron, **eagle**, **songbirds**, other:
mammals: **deer**, bear, elk, beaver, other: **other small mammals**
fish: bass, salmon, trout, herring, shellfish, other _____

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

Washington State Department of Fish and Wildlife does not identify any threatened or endangered species associated with this site. Bald eagles are known to use the areas around Arlington, but no mapped roosting or breeding sites are mapped within close proximity to the subject property.

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

Western Washington is in the migration path of a wide variety of non-tropical songbirds, waterfowl, including many species of geese. The site is not known to be part of any specific migration route, but is located within the Pacific Flyway.

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

None.

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

None Known.

6. Energy and Natural Resources [help]

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

Electricity and/or gas would be the primary sources of energy for the proposal and these sources are available for extension.

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

No, the project is not anticipated to affect the potential use of solar energy by adjacent properties.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The required measures of the Washington State Energy Code and the International Building Code will be incorporated in the construction of the residential units. Energy conservation fixtures and materials are encouraged in all new construction.

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.

None Known.

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

None Known.

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.

During construction, oil and fuel for construction equipment will be used on site.

4) Describe special emergency services that might be required.

No special emergency services will be required for the project. In the event of an explosion or spill, the North County Fire Authority has emergency fire trucks and EMT's would respond to any emergency. The site is also with the jurisdiction of the Arlington Police Department.

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

No special emergency services will be required for the project. State regulations regarding safety and the handling of hazardous materials would be enforced during the construction process. Equipment refueling areas would be located in areas where a spill could be quickly contained and where the risk of hazardous material entering surface water is minimized. Hazardous material containment equipment will be located onsite.

b. Noise

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

Daily traffic noise from Highland Dr and from surrounding roads and noise from surrounding property owners do yard work with mowers, weedeaters, and chain saws.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise levels would be intermittent throughout construction. Construction would be done in accordance with the City of Arlington Noise Control Ordinance.

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

Working during allowable construction hours as allowed per City code. Standard construction procedures would be used in the remediation and building construccion process. Construction would be done in accordance with the City of Arlington Noise Ordinance.

8. Land and Shoreline Use [help]

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently has a small shed and shop.

Adjacent properties

AREA	EXISTING USE
Project Site	Small shed and shop
North	SFR and duplex
South	Vacant
East	Single family Residence/Church
West	Single Family Residences

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.

c. Describe any structures on the site.

Small shed and shop.

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

Yes – all structures will be removed from the site in order to develop the project.

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

Residential High Capacity (RHC)

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

Residential High Capacity (RHC)

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?
The site would be suitable for 17 unit townhouse product occupied by families. Assume 2.7 family members per townhome at 17 units equals approximately 45.9 people could reside in the completed project.

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

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:
Project is compatible and applicable with the current zoning.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
None.

9. Housing [help]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
The current design would provide 17 townhouse units for middle income residents.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
None

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?
The tallest height of any structure would be per the City of Arlington building code. Exterior building materials are expected to be comprised of the a combination of wood, brick and stone veneer, metal, glass and composite materials.

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

The project site is lower then the surrounding properties to the east. No view would be impacted as the result of this development.

b. Proposed measures to reduce or control aesthetic impacts, if any:
Landscaping within the development and at each townhouse unit.

11. Light and Glare [help]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The proposal would produce street lights and light from automobile headlights, and residential interior and exterior lighting.

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 known.

d. Proposed measures to reduce or control light and glare impacts, if any:
None.

12. Recreation [help]

a. What designated and informal recreational opportunities are in the immediate vicinity?
Kent Praire Elementary is to the south and Haller Middle School is to the north.

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:
Mitigation measures will be provided by payment of Park Impact Mitigation fees per AMC, if required.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
None known.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

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

There are no mapped sites on the Washington State Department of Archaeology and Historic Preservation (DAHP) GIS located near this site.

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

None proposed at this time, if any evidence of cultural and historic resources are found on this undeveloped land during construction then work will cease and specialists will be called in to investigate.

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.

This project will be served by Highland Dr to the north 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?

The closest transit (Community Transit bus) stop is located to the east of the project on S. Stillaguamish Ave.

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

The project is designed with 41 spaces – 2 spaces per unit with 1 additional space for every four units. Five on-street parking spaces have been provided. No parking will be removed as the result of this project.

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).

Yes. Frontage improvements will be completed to Highland Dr and to the new road running along the eastern property line fronting the project.

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?

Approximately 124 average daily trips and 10 new peak hour trips (6 inbound / 4 outbound).

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 project will be required to pay Traffic Impact Mitigation Fees at time of building permit issuance. Please not, further information was provided within the Traffic Analysis from Gibson Traffic submitted with this application.

15. Public Services [help]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, equivalent standard residential needs for all public services will be needed.

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

The project will be required to pay School Impact fees in effect at time of building permit issuance.

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.

City of Arlington - Water and Sewer, Cascade Natural Gas and electrical, Waste Management, ZiplyFiber, Comcast.

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: __Ryan C. _____

Name of signee: _Ryan C. Larsen_____
Position and Agency/Organization: VP Land Development / Land Pro Group, Inc.
Date Submitted: ___05/04/22_____

D. Supplemental sheet for nonproject actions [HELP]

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

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

3. How would the proposal be likely to deplete energy or natural resources?
Proposed measures to protect or conserve energy and natural resources are:

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

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

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

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

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

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

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