

# SEPA<sup>1</sup> Environmental Checklist

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## 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.

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

## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Nordland Lake Holm SFR

**2. Name of applicant:**

Jeremy & Janice Nordland

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

6315 Perry Ave SE Auburn, WA 98092

253-951-0232 or 253-363-5855

**4. Date checklist prepared:**

2/5/2024

**5. Agency requesting checklist:**

King County Permitting

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

Construction start date approx. January 2025

**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.**

Critical Area Alteration Exception and Wetland Impact Mitigation

Drainage Plan

Approved OSS

Arborist Report

**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 this time

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

Critical Area Alteration Exception

Reasonable Use Exception

Shoreline Variance

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Wetland Mitigation Plan

Building Permits

Clearing & Grading Permit

Electrical, Plumbing and Mechanical Permits

- 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.)**

Construction of a single family residence located on .3 acre property on Lake Holm Dr with an approximate footprint of 30'x40' as well as an on-site septic system and driveway access.

- 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.**

33401 E Lake Holm Dr SE Auburn, WA 98092

Parcel #3410600105

SE Quarter, Section 14, Township 21, Range 5; HOLM LAKE TRS, Plat Block2. Lot 2

Unincorporated King County

## **B.Environmental Elements**

### **1. Earth**

Find help answering earth questions<sup>3</sup>

- a. General description of the site:**

Sloped, low bank waterfront

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

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

18% grade

- 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**

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

**agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Soil is Type 4 – Sandy loam

There is no known history of agriculture on this site. It is currently overgrown with invasive scrub trees, vines and shrubs

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

None known

- 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.**

It is estimated that less than 400 cubic yards of excavation (for basement) and backfill (for driveway), foundations and septic tanks. Imported fill will be isolated to subgrades and bedding materials.

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

No

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

Approx. 30%

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

See TERSCP plan for control measures

## **2. Air**

Find help answering air questions<sup>4</sup>

- 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.**

There will be potential dust generation during construction

- 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:**

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

- Minimize disturbance of existing vegetation
- Provide cover of exposed dirt
- Provide watering of exposed dirt

### 3. Water

#### Find help answering water questions<sup>5</sup>

a. Surface:

#### Find help answering surface water questions<sup>6</sup>

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.**

Yes – Lake Holm with the Duwamish-Green River watershed

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.**

Yes – see site plans

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<sup>7</sup>

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

<sup>6</sup> <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-Surface-water>

<sup>7</sup> <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>

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

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.

See approved OSS design

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.

See Drainage Control Plan

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

Possibly. Reserve drain field would mitigate this in the future.

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:

See Drainage Control Plan

#### 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?**

Removal of all invasive species including Himalayan blackberry and Scot's broom. Native trees and shrubs will be retained and protected.

**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.**

Enhancement planting includes approximately 1100 sq ft of native vegetation including oceanspray, mock orange, Pacific rhododendron, red-flowering currant, Sitka willow, salmonberry and red-osier dogwood.

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

Himalayan blackberry and Scot's broom

## 5. Animals

Find help answering animal questions<sup>8</sup>

**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:
- **Mammals:** deer, bear, elk, beaver, other:
- **Fish:** bass, salmon, trout, herring, shellfish, other:

Observed: Golden-crowned Kinglet, Dark-eyed Junco, Red-breasted Nuthatch, Black-capped Chickadee, Spotted Towhee, Canada Goose, Northern Flicker, Anna's Hummingbird and American Crow

Indirect observation: American Robin, Song Sparrow, Bewick's Wren, Stellar's Jay, Cedar Waxwing, Osprey, Great Blue Heron, Mallard, Wood Duck, American Coot and Columbian Black-tailed Deer

**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.**

Yes. The project is located along the Pacific Flyway, which includes Alaska, Arizona, California, Idaho, Nevada, Oregon, Utah, Washington, and those portions of Colorado,

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

Montana, New Mexico and Wyoming west of the Continental Divide. This is one of three major migratory routes in North America. The Pacific Flyway stretches 4,000 miles north-to-south and 1,000 miles east-to-west from the Arctic to the west coast of Mexico and the Rocky Mountains to the Pacific Ocean. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources, heading to breeding grounds, or travelling to overwintering sites. There is no evidence that the project area of the site is of any specific value to migrating birds.

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

The proposed wetland and buffer enhancement plan will enhance the wildlife habitat on the site by increasing native vegetation cover and food sources on the site.

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

None

## **6. Energy and natural resources**

Find help answering energy and natural resource questions<sup>9</sup>

**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 will be used to heat and operate the home. The fireplace will use natural gas mostly for ambiance and targeted heating of the family area.

**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.**

Solar panels are planned as part of or a later addition to the construction

## **7. Environmental health**

Health Find help with answering environmental health questions<sup>10</sup>

**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 known

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

<sup>9</sup> <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>

<sup>10</sup> <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>



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.**

Small containers of fuel may be present during construction to support selected construction tools

4. **Describe special emergency services that might be required.**

Existing Fire and Ambulance Services

5. **Proposed measures to reduce or control environmental health hazards, if any.**

Maintain spill control measure and sage storage facilities and BMP

b. **Noise**

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

None known

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)?**

Construction equipment for site prep and home construction

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

Regular daylight working hours planned for construction

## **8. Land and shoreline use**

Find help answering land and shoreline use questions<sup>11</sup>

- 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.**

Current site is undeveloped and zoned as residential. Adjacent properties are residential. No impact to current use.

- 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**

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<sup>11</sup> <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>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

None known

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?

Not applicable

- c. Describe any structures on the site.

None currently

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

Not applicable

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

Residential RA 5

- 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?

Rural shoreline, part of the Duwamish and Lower Green River watershed

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

Yes, a previously recorded Sensitive Area Notice on Title was recorded for the subject parcel. There is one Category II wetland and one Type S waterbody on the subject site. As part of the current project, a new Sensitive Area Notice on Title that reflects the current requirements within King County Code will be recorded

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

3-4 residents

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

None

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

Not applicable

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

Residential construction is consistent with existing land use

- 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<sup>12</sup>

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

One middle-income home

- 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:**

Not applicable

## 10. Aesthetics

Find help answering aesthetics questions<sup>13</sup>

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

Maximum height will be approximately 32' from the basement level to the peak of the roof. Home will be clad with wood or composite siding and painted

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

None

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

Professional architectural design

## 11. Light and glare

Find help answering light and glare questions<sup>14</sup>

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

None known

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

None known

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

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

<sup>14</sup> <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>

None known

**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?**

Lake Holm public boat launch is located across the lake from the property

**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:**

Not applicable

## 13. Historic and cultural preservation

Find help answering historic and cultural preservation questions<sup>15</sup>

**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.**

Site observations

**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.**

Not applicable

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<sup>15</sup> <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. Transportation

Find help with answering transportation questions<sup>16</sup>

- 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.**

Site is on E Lake Holm Dr SE which is connected to SE Lake Holm Rd

- 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 served

- 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).**

No

- 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?**

Two or three vehicular trips per day

- 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:**

Not applicable

## 15. Public services

Find help answering public service questions<sup>17</sup>

- 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.**

No

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

<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

<sup>17</sup> <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>

Not applicable

## 16. Utilities

Find help answering utilities questions<sup>18</sup>

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

Electricity, natural gas, water, refuse service, telephone are all available at the road.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

Electricity – Puget Sound Energy

Water – Covington Water District

Refuse collection – Waste Management

## C. Signature

Find help about who should sign<sup>19</sup>

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: Jeremy Nordland

Position and agency/organization: Owner

Date submitted: 2/5/2024

## D. Supplemental sheet for nonproject actions

No nonproject actions planned

Find help for the nonproject actions worksheet<sup>20</sup>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>