

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

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 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.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

- 1. Name of proposed project: King Beverage Corporation Warehouse
- 2. Applicant: Architectural Ventures
- 3. Address: 9802 E. Mission Avenue
 City/State/Zip: Spokane Valley, WA 99206 Phone: 509-290-1491
 Agent or Primary Contact: Ron Mackie
 Address: 9802 E. Mission Avenue
 City/State/Zip: Spokane Valley, WA 99206 Phone: 509-290-1491
 Location of Project: Lot 2 of King Beverage final City short plat, Book 36, pg 45-47. Northwest corner Geiger & Flightline
 Address: 3520 S. Geiger Blvd.
 Section: 33 Quarter: _____ Township: 25N Range: 42 East
 Tax Parcel Number(s) 25335.0502
- 4. Date checklist prepared: 1-1-2024
- 5. Agency requesting checklist: Planning Dept.
- 6. Proposed timing or schedule (including phasing, if applicable): _____
Start constructon later part of March 2024. Final proposed in mid-April 2025.
- 7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future Truck Shop North of Building.
Approx. 10,000 s.f.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
Same ownership on Adjacent property to west. Owner's existing building.
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geo 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. _____

Do not know

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

Building permit along with Mechanical & electrical.

Geiger Street widening. FAA review.

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. _____

A 144,027 s.f. Tilt up concrete distribution warehouse with a 2 story 11,270 s.f. per floor office area. Covered loading areas of 31,980 s.f. Associated parking and driveways. Total building s.f. of 187,277 s.f. Site area of 19.976 acres.

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 application related to this checklist. _____

Site address is 3520 S. Geiger Blvd. Situated on the Northeast corner of Geiger blvd and Flightline Blvd. roundabout. Serviced from Geiger from north & south and Geiger I-90 exit from the southeast.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) _____

ASA yes, GSSA yes, City of Spokane yes

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). _____

Roof areas are a TPO roof membrane, roof to be collected by gutters and downspouts directly connected to drywells.

~~Site area will be sloped to grass swale areas for drainage. Truck dock areas connected to catch basins and piped to swales. Floor drains in warehouse for potential product spillage. Potential spillage of beer, spirits, energy drinks, wines in small quantities. Building will be sprinklered. No truck traffic within warehouse.~~

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored? _____
No products like this stored.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. _____

Warehouse floor drains are tied into the sewer lines. Not planned to store in warehouse at this time, but Secondary containment will be provided as required if ~~any chemicals/ solvents are used. Containment pallets would be an option if~~ required.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? None at this time

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? _____
Geo report had 2 of the test pits show groundwater at 6-1/2 feet
below existing and 11 feet below existing grade. Depth to bedrock
ranged between 4-1/2 feet to 15 feet.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. _____
Pavement area runoff will be directed to grass swale areas for
treatment.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? _____
3-4% in the
Northwest area

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. _____
Northstar-rock outcrop complex, 0 to 15 percent slopes across the north and east parts of the project site and Stutler-Springdale complex, 3 to 15 percent slopes on the south and west parts of the subject property. Described as cobbly ash loam to gravelly loam overlying basalt bedrock. The Springdale mix includes sandy loam to cobbly coarse sand.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _____
None

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: _____
Approx. 540,00 s.f. area impacted for site improvements. Approx. 14,000 cu yds of fill
is anticipated for pavement, concrete and crushed surfacing top course.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Erosion control measures will be in place to prevent.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? _____
Building coverage 21.5% , Asphalt & Concrete 26.4%

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Maintaining existing trees around perimeter and undeveloped areas.

2. Air

a. What type 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. _____
General construction emissions from trucks and crane.
Basic truck shipping and receiving and employee vehicle emission
during operations.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____
No, although site is next to the waste to energy recycling center.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
Construction measures to meet Spokane County Air Quality guidelines.
Water trucks as required, Construction entrance.

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. _____

No

- (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 the 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? If yes, give general description, purpose, and approximate quantities if known. _____

No

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

No

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

No

b. 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 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 (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. _____

None

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) 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. _____

Asphalt and impervious areas will be diverted to grass swales.

Roof areas to be collected and direct piped to drywells.

(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 patten impacts, if any. _____ Direct injected roof areas. Grass swales for treatment of paved runoff.

4. Plants

a. Check the type 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 existing trees as required by building and paved areas. Removal
of roots as required close to paved areas.

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

Do not know of any.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation

on the site, if any: New landscaped areas with grasses and plants. Maintain existing street
trees and other trees in undeveloped areas.

e. List all noxious weeds and invasive species known to be on or near the site. _____
Do not know _____

5. Animals

a. Check and 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:

Birds: hawk heron eagle songbirds

Other: _____

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (not listed in above categories): _____

b. List any threatened or endangered animal species known to be on or near the site.
Do not know _____

c. Is the site part of a migration route? If so, explain. _____
Do not know _____

d. Proposed measures to preserve or enhance wildlife, if any: _____
New Lanscaped areas and trees _____

e. List any invasive animal species known to be on or near the site. _____
Do not know _____

6. Energy and natural resources

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. Condensing units and fan coils for refrigeration air requirements for warehouse. Electric furnaces and heat pumps for office areas. Electrical for warehouse distribution areas and office general use.

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: _____
Future Solar and EV charging. Led lighting and energy efficient HVAC systems.

7. Environmental health

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. No

(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/conditions 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. _____
General police and fire.

(5) Proposed measures to reduce or control environmental health hazards, if any:
Fully Sprinklered structure - non-combustable construction

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? None

(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. _____

General construction traffic, trucks, cranes, lifts, welding and fastening of materials.

All short term 7am-4pm during construction. Distribution warehouse with interior and covered operations. Long term operation is 5am-5pm Monday-Friday, Saturday 5am-2pm

(3) Proposed measure to reduce or control noise impacts, if any: _____

Enclosed warehouse. Truck bays not facing streets.

8. Land and shoreline use

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. _____

Industrial Zone LI

Waste to Energy plant adjacent site to North. Undeveloped land to Northeast

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. _____
None

d. Will any structures be demolished? If so, which? _____
Yes, metal storage building on middle lot. House on end lot was previously removed.

e. What is the current zoning classification of the site? _____
LI Light Industrial

f. What is the current comprehensive plan designation of the site? _____
Do not know

g. If applicable, what is the current shoreline master program designation of the site? _____
Does not apply

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ___
No

i. Approximately how many people would reside or work in the completed project? _____
80

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

k. Proposed measures to avoid or reduce displacement impacts, if any: _____
Most of these employees will be moving with this operation from the previous location.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Clean look exterior of painted concrete. Architectural treatments, windows, entries. Industrial truck distribution warehouse matches surrounding.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: _____
Does not apply

9. Housing

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

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

c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 44'-0" wall panel height. Exterior material painted concrete panels and 2 story Glass facade at office.

b. What views in the immediate vicinity would be altered or obstructed? None, Cleanup areas and lot.

c. Proposed measures to reduce or control aesthetic impacts, if any: Articulation, reveals, windows.
Covered loading.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
General site lighting from dusk to dawn. Truck and vehicle traffic early mornings and evenings.

- 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: _____
Site lighting shielded down to keep levels on-site

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Do not know

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

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
None

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. No

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Will follow construction procedures if any on-site irregularities are observed.

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. We intend to maintain an undeveloped area and existing trees.

14. Transportation

- 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 served from Geiger Blvd. and Flightline Blvd. Accessed from the roundabout from I-90
Geiger Interchange from the southwest. Traffic can also come from the north along Geiger.

- b. Is 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 _____
Do not know

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? _____
Completed project to have approx. 138 car parks. No car parks to be eliminated. Truck
loading and parking for approx. 52.

- 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). Reference to widening of Geiger Blvd made at Pre-dev. conference.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. Project is near Spokane International Airport
property.

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 non-passenger vehicles). What data or transportation models were used to make these estimates? _____

Approx. 150-170 avg. truck trips per week. Approx. 400 vehicle trips per week

Peak Volumes would occur in the AM. 5:00-7:30.

Operation is 5AM-5PM Monday-Friday, 5am-2pm

~~Saturday. 80 employees~~

(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)

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, general describe. _____

No

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

Shift work and delivery times

15. Public services

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

Not in general.

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

Fully sprinklered structure. Non-Combustable construction.

16. Utilities

a. Check 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: _____

Water purveyor - City of Spokane; Sewer - City of Spokane; Avista power and gas.
Waste Management Refuse.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 1-2-2024 Signature: *Ron R. Mackie*

Please Print or Type:

Proponent: Ron Mackie Address: 9802 E. Mission Avenue
Phone: 509-290-1491 Spokane Valley, WA 99206

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <ul style="list-style-type: none"><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.<input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.<input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.
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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not 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 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, flood plains 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. _____

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.