Evaluation for
Agency Use Only

**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: Bush Commercial Development - Spokane
2. Applicant: Tim Bush
3. Address: 520 W. Columbia Drive

   City/State/Zip: Kennewick WA 99338 Phone: 509.947.7902

   Agent or Primary Contact: Knutzen Engineering-Nathan Machiela

   Address: 5401 Ridgeline Drive

   City/State/Zip: Kennewick, WA 99338 Phone: 509.222.0959

   Location of Project: Approximately 120 feet East of Hilton Garden Inn on U.S. Route 2

   Address: Unknown

   Section: 29 Quarter: NW Township: 25N Range: 42E

   Tax Parcel Number(s) 25292.9066
4. Date checklist prepared: February 25, 2019
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Begin: August 2019
   Phase 1 Complete by March 2020, Phase 2 to begin based on demand.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Yes, this is a multi-phase project to include the construction of 6 buildings with associated civil improvements

   b. Do you own or have options on land nearby or adjacent to 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. A Geotechnical report has been completed. A level 1 environmental study may be required through the plan review process.

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 known at this time

10. List any government approvals or permits that will be needed for your proposal, if known. A binding site plan, building permit, grading and utility permit, general construction stormwater permit (DOE), critical area permit will need to be completed.

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. This project includes development of 4.54 acres of property zoned Light Industrial and the creation of 6 lots through the binding site plan process, installation of civil infrastructure improvements and the construction of a Bush Car Wash, Roasters Coffee Shop and 4 additional commercial buildings.

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. The project is located at 9014 W Hilton Ave, Spokane Wa 99224. This property is a vacant lot that is approximately 120 feet East of Hilton Garden Inn (9015 W US-2, Spokane) and South of US Route 2, between Technology Blvd and S. Flint Road. The site is located in the NW 1/4 of the NW 1/4 of S29 T25N R42E.

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.) The proposed action is within the city limits of Spokane, and is located in a general sewer service area. The property is not within the ASA.

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). _____

(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? _____

(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. _____

(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? _____

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Basalt Rock was found to range between 2.5 and 11 feet below ground surface. Perched groundwater seepage was observed at depths ranging from 3 to 7.5 feet below ground surface.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Yes, Discharge of stormwater into the ground would yield virtually no change from rain at the surface.

## 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)? While the slopes are generally flat, the steepest slop is approximately 8%.

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 Geotech report found that the upper layers was usually a fine to course sand followed by a silty fine to medium sand. After the medium sand there were levels of coarse sand with gravel and cobbles then boulders or even weathered basalt rock

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None known to exist on this site.

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 disturbed area will be the entire 4.54 acres. This site will require clearing and grading with the site balancing with no import or export.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All stormwater run off will be contained and managed on site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 90% of the site will be covered with impervious surface after project completion.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Erosion could occur on this site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, ground cover, waddles, site watering for dust control, catch basin inserts and protection. All stormwater run off will be contained and managed on site.

**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. Dust emissions and emissions from construction equipment will be present during site clearing and construction. The completed project will not have emissions to the air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. There is a potential for the Spokane international airport to be a source of emissions that may be detected on the site, but these are not expected to effect this project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: Water trucks will be used to reduce dust emissions during construction.

**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, the nearest surface water source is more then 3.8 miles to the North East.

(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 water will be withdrawn for this project. Storm water will be collected in stormwater ponds and will be allowed to infiltrate back into the groundwater system naturally.

(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, these buildings will be connected to the city sewer system.

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. The stormwater runoff from impervious surfaces (Asphalt, concrete and buildings) will be collected by catch basins and routed to an on-site infiltration facility for disposal. The infiltration facility will be sized according to the eastern Washington manual and the measured infiltration rate with an appropriate factor of safety. No runoff will be directed to other surface waters.

(2) Could waste materials enter ground or surface waters? If so, generally describe. Waste materials could enter ground or surface waters if an accident occurs or there is an intent to contaminate.

(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 patter impacts, if any. The site will fully contain all run off on site and use infiltration which will best mimic the natural predeveloped conditions. The drainage adjacent to the site will be maintained in the predeveloped conditions with no impact.

**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? The site currently has weeds, grasses and gravel covering a majority of the site. All on-site vegetation will be removed.

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: The proposed landscaping will be manicured lawn, trees and shrubs with irrigation.

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

**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.
None known

c. Is the site part of a migration route? If so, explain. Yes, the Inland Empire is part of a migration route for a number of fowl.

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**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric, natural gas – Used for power for heating, cooling, lighting, motors and pumps.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No. No solar power used in the area and height of buildings will not effect neighbors potential solar needs.

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: All buildings will meet current building codes and energy efficient standards.

**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 toxic chemicals, hazardous waste or health hazardous materials will be used at this site.

(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/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. No toxic or hazardous chemicals will be stored, used or produced on-site.

(4) Describe special emergency services that might be required. Typical emergency services provided through the City will be used for the site.

(5) Proposed measures to reduce or control environmental health hazards, if any:
Training for all personnel regarding awareness and safe procedures for hazardous chemicals.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? General traffic noises have been and will continue to be present in the general vicinity of the proposed project site. These noises are not expected to negatively impact this project. Additionally, there will continue to be noises from the Spokane international airport, however, these noises are not expected to effect this project negatively due to the sound insulation requirements.

(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. Short-term traffic and construction noise activities during the City allowed hours of operation during construction and will conclude when the construction of the overall project has completed.
Long-term traffic and facility operation noise will be present during hours of operation.

(3) Proposed measure to reduce or control noise impacts, if any: None

**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. Currently the proposed property is vacant land; next to the proposed property is a hotel. This proposal is not expected to affect the nearby or adjacent properties land 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 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? N/A

e. What is the current zoning classification of the site? LI - Light Industrial
Due to the proximity of this site to the Spokane International Airport, this site is also classified as an ACZ-3 under the Airfield Overlay Zones.

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

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 the county? If so, specify. No

i. Approximately how many people would reside or work in the completed project? No people will reside at the completed project. Approximately 200 people will work at the completed project.

j. Approximately how many people would the completed project displace? None

k. Proposed measures to avoid or reduce displacement impacts, if any: None

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposed project will be reviewed by the City of Spokane for compliance with the comprehensive plan, zoning plan, binding site plan requirements and building and engineering department requirements.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: None

**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

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? 30', masonry block

b. What views in the immediate vicinity would be altered or obstructed? None

c. Proposed measures to reduce or control aesthetic impacts, if any: Landscaping and setbacks

**11. Light and Glare**

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

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

**12. Recreation**

a. What designated and informal recreational opportunities are in the immediate vicinity? The Spokane County Raceway is located in the area. The spokane international airport it located approximately 1 mile to the south of the site.

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. 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Spokane County.

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

**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. U.S. Rout 2 runs East and West immediately North of the proposed area. Hilton runs East and West and is located to the South of the proposed property. The site can be accessed from either of these roadways.

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 Yes, the Spokane Transit has multiple bus routes that run near the site.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The completed project would produce approximately 156 new parking stalls and eliminate 4.

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, the proposal will require new sidewalk and landscaping to Hilton on the south side of the property.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. The project site is located approximately 1 mile north of the Spokane International Airport.

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? This project will generate approximately 920 vehicle trips during the peak hour. These values are calculated from the ITE Trip Generation Manual for land use code 820:Shopping center, 933: Fast Food w/out Drive Through Window, 938: Coffee w/Drive Through only, and 948: Automated Car Wash.

*(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: A traffic letter and traffic study will be prepared to identify any deficiencies and identify potential improvements to mitigate the developement impacts. The development may pay traffic impact fees as determined by the City of Spokane. The City of Spokane will issue conditions of approval to mitigate traffic impacts if needed.

**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. Yes. The site will utilize fire and police protection, as well as public transit. The employees will utilize health care and schools.

b. Proposed measures to reduce or control direct impacts on public services, if any: The completed project will provide additional tax revenue for the City and will pay impact fees for development.

**16. Utilities**

a. Check utilities currently available at the site:

- [x] electricity
- [x] natural gas
- [x] water
- [x] refuse service
- [x] telephone
- [x] 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: _____

Electricity - Avista Utilities, Natural Gas - Avista Corporations, Sewer - City of Spokane

Water - City of Spokane, Cable/Telephone/Internet - Spectrum

## 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: 3/20/2019 Signature: _____

***Please Print or Type:***

Proponent: KNUTZEN ENGINEERING Address: 5401 RIDGELINE DR. ST. 160

Phone: 509.222.0959 KENNEWICK, WA 99338

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 environmental 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.

## 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? This proposal is only likely to contribute to the increase of emissions due to the increased traffic in the area as well as the noise caused by the same increased traffic.

   Proposed measures to avoid or reduce such increases are: None

2. How would the proposal be likely to affect plants, animals, fish or marine life? No

   Proposed measures to protect or conserve plants, animals, fish or marine life are: None

3. How would the proposal be likely to deplete energy or natural resources? No, the proposal is not likely to deplete energy or natural resources

   Proposed measures to protect or conserve energy and natural resources are: None

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? No

   Proposed measures to protect such resources or to avoid or reduce impacts are: None

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? No

   Proposed measures to avoid or reduce shoreline and land use impacts are: None

6. How would the proposal be likely to increase demands on transportation or public services and utilities? The proposal would bring restaurants and commercial retail to the area which would increase the demand for public services as well as increase the transportation impact for the area

   Proposed measures to reduce or respond to such demand(s) are: Required fees for the improvements will be paid along with the fees for the public services. Additionally, this proposal will increase in tax revenue for the city due to the proposed development.

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

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: 3/20/2019 Signature: _____

***Please Print or Type:***

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Phone: 509.222.0959 KENNEWICK, WA 99338

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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