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: Chick-fil-A, Inc

2. Applicant: Chick-fil-A, Inc

3. Address: 15635 Alton Pkwy, Suite 350
   City/State/Zip: Irvine, CA 92619 Phone: 949-923-8243
   Agent or Primary Contact: Don Ikeler
   Address: 15635 Alton Pkwy, Suite 350
   City/State/Zip: Irvine, CA 92619 Phone: 949-923-8243
   Location of Project: 9304 N. Newport Hwy, Spokane, WA 99218
   Address: 9304 N. Newport Hwy, Spokane, WA 99218
   Section: 20 Quarter: Northwest Township: 26 North Range: 43 East
   Tax Parcel Number(s) 36202-0096

4. Date checklist prepared: 5-29-2019

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): Submit plans for plan check in July 2019 (or as soon as SEPA decision is issued). Pull permits and break ground as soon as the plan check is complete. Applicant will likely apply for a Binding Site Plan after permits are pulled in order subdividing the parcel into a total of 2 tax parcels (east and west).

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. The parcel is currently 139,181sf. Applicant will likely apply for BSP to subdivide the property into two parcels (east and west). The applicant will occupy the western portion of the parcel, approximately 69,540sf along Newport. No long term plans have been established or confirmed for the eastern portion of the property which may remain unoccupied.

   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. Geotechnical Report, Phase I Study.
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. Yes, permits for ___________________________ construction and development of the proposed project will be applied for by the applicant ___________________________ after the SEPA decision is issued. 

10. List any government approvals or permits that will be needed for your proposal, if known. _______ Site Development, Building Permits, possibly a Binding Site Plan and Master Sign Plan if two tax parcels are created. 

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. The existing parcel is approximately 3.19 acres. The applicant proposes to develop and construct the western portion of the property (approximately 1.59 acres) for a new commercial restaurant with drive-thru lane. 

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 existing site address is 9304 N. Newport Hwy, Spokane WA 99218. 

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 project is located within the City of Spokane.
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). N/A.

(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? N/A.

(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. N/A.

(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? N/A.
b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? _________________
   N/A.
   ________________________________________________________________________________
   ________________________________________________________________________________
   ________________________________________________________________________________

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. ________
   N/A.
   ________________________________________________________________________________
   ________________________________________________________________________________
   ________________________________________________________________________________

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)?  The site is generally flat
   ________________________________________________________________________________
   and level to street grade.

b. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If
   you know the classification of agricultural soils, specify them and note any agricultural land of long-
   term commercial significance and whether the proposal results in removing any of these soils. ____
   Poorly graded sand with variable amounts of silt, ranging from loose to dense to the maximum
   ________________________________________________________________________________
   depths explored. Groundwater not encountered at the time of exploration. Applicant will remove
   ________________________________________________________________________________
   and replace the loose sand with suitable soils per the Geotechnical report issued on 5/21/19.

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: ____________________________
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________

Estimate are as follows: 410cy of cut / 450cy of fill.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _______
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________

A Temporary Erosion and Sedimentation Control (TESC) plan will be designed and implemented prior to construction in accordance with City of Spokane standards and requirements. The TESC plan will likely include silt fence, catch basin inserts, seeding measures, a temporary construction entrance and covering measures

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Impervious areas anticipated at approximately 55,106sf.
Pervious area for landscaping is anticipated at 14,434sf (approximately 21% landscaping).

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: ___________
Erosion control plans will be executed during construction per the City approved plans and requirements, see response to ‘f’ above for mitigation measures.

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. Grease-laden vapors from cooking, filtered at hood in kitchen

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No.
c. Proposed measures to reduce or control emissions or other impacts to air, if any: 

Type I Hood will filter grease-laden vapors as per local and state code. 

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. 

There are no surface water bodies on or in the immediate vicinity of the site. 

(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. N/A 

(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. 

N/A 

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

Surface water withdrawals or diversions are not anticipated. The redeveloped site proposes to discharge to the existing location.
(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 waste materials are proposed to discharge to surface waters.

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. ______________________________________________

Groundwater will not be withdrawn from a well. Public water service is provided by City of Spokane

(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. ______________________________

No waste material is proposed to discharge into the ground.
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. ______________________________________________________________

Storm water runoff from the proposed parking lot, sidewalk, and roof areas will be captured by an on-site storm drain system comprised of pipes, catch basins, water quality devices, bioretention overflow structure.

____________________________________________________________________________

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

Source control measures will be in place to on site to prevent any waste materials from entering ground or surface waters.

____________________________________________________________________________

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

The proposed site improvements will maintain the existing drainage patterns.

____________________________________________________________________________

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any. ___________

A bioretention overflow structure is proposed. ________________________________

____________________________________________________________________________
4. Plants

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

Deciduous tree: □ alder □ maple □ aspen

Other: Uncertain.

Evergreen tree: □ fir □ cedar □ pine

Other: Uncertain.

☐ Shrub  ☐ Grass  ☐ Pasture  ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: □ cattail □ buttercup □ bullrush □ skunk cabbage

Other: Uncertain

Water plants: □ water lily □ eelgrass □ milfoil

Other: Uncertain

Other types of vegetation: __________________________________________________________

b. What kind and amount of vegetation will be removed or altered? __________________________
   _______________________________________________________________________________
   _______________________________________________________________________________
   _______________________________________________________________________________

The applicant is not aware of any threatened or endangered plant species on or near the site.

Native tree species and other native plants are proposed in accordance with the City code.

Uncertain.
e. List all noxious weeds and invasive species known to be on or near the site. The applicant is unaware of any noxious weeds and invasive species on or near the site.

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: None observed or know.
   - Mammals: □ deer □ bear □ elk □ beaver
   - Other: None observed or know.
   - Fish: □ bass □ salmon □ trout □ herring □ shellfish
   - Other: N/A
   - Other (not listed in above categories): N/A

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. No

d. Proposed measures to preserve or enhance wildlife, if any: N/A, none needed.
e. List any invasive animal species known to be on or near the site. __________________________
   The applicant is unaware of any invasive animal species on or near the site. __________________________

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.
   ________________________________________________________________________________

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

   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: __________________________
   Project will comply with Washington State Energy Code.

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. __
   During demolition and construction, there will be the possibility of asbestos atomization, dust emission,
and spillage of adhesives, paint, etc. Little to no danger to passersby.
(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. ___________________________________________________________
   CO2 gas, cleaning supplies, other materials typical of a fast food restaurant.
   ________________________________________________________________
   ________________________________________________________________
   ________________________________________________________________

(4) Describe special emergency services that might be required. ________
   ________________________________
   ________________________________________________________________
   ________________________________________________________________
   None.

(5) Proposed measures to reduce or control environmental health hazards, if any:
   - Construction BMP’s, Personal Safety Equipment, construction fences, signage
   - Fire Suppression system attached to automatic and manual activations, actively monitored
   - CO2 detection and alarm system
   - Safe Food-handling practices, training
b. NOISE:

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

Vehicle and pedestrian traffic to and from business during business hours, exhaust fans and roof top HVAC systems.

(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.

During demolition and construction there will be power-cutting, hammering, earth moving equipment, trash hauling. After demolition, there will be vehicle and pedestrian traffic during business hours (there will be vehicle and pedestrian traffic during business hours).

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

Conventional noise levels will be associated with the operation of a drive-thru restaurant.

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. Used car sales. Sound dampening mounts for Roof-top HVAC equipment, sound dampening landscaping on perimeter and within site.

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. Existing building for a used car sales business.
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

d. Will any structures be demolished? If so, which? Yes. The existing building and parking lot will be demolished.
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

e. What is the current zoning classification of the site? General Commercial.
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

f. What is the current comprehensive plan designation of the site? N/A.
____________________________________________________________________________
____________________________________________________________________________
____________________________________________________________________________

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? ______________
   The restaurant will employ approximately 75 full and/or part-time employees.
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

j. Approximately how many people would the completed project displace? ______________
   Not known.
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

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 existing site and zoning allows for the proposed use of commercial restaurant.__
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: __None needed.__
   ____________________________________________________________
   ____________________________________________________________
   ____________________________________________________________
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.  __N/A.__

c. Proposed measures to reduce or control housing impacts, if any:  __N/A__

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?  __24' tall__

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

c. Proposed measures to reduce or control aesthetic impacts, if any:  __The proposed building is attractive in appearance and will aesthetically enhance the existing area. The existing building to be demolished is dated.__
11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
   During business hours of darkness, there will be building exterior, building signage, and parking lot illuminations. After the business closes, there will be only minimally safety area lighting.

b. Could light or glare from the finished project be a safety hazard or interfere with views?  
   No

   No.

   No.

   No.

c. What existing off-site sources of light or glare may affect your proposal?  
   None.

   None.

   None.

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

   None.

   None.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?  
   Unknown.

   Unknown.

   Unknown.

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

   No.

   No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:  
   N/A.
13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe.  ________________________
   ________________________
   ________________________
   ________________________

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.  ________________________
   ________________________
   ________________________
   ________________________

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.  ______________________________
   ______________________________
   ______________________________
   ______________________________

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.  __________________
   __________________
   __________________
   __________________
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 has frontage along N. Newport Hwy but access to the site will only be from E. Hoerner
   ________________________________________________________________

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. A bus stop is located across the street, stop No. N 9305  
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   No.

   Yes. A bus stop is located across the street, stop No. N 9305.

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   No.
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? _____________________________________________________
   Not known at this time.
   _____________________________________________________
   _____________________________________________________
   _____________________________________________________
   (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, generally describe. __________________________
   _____________________________________________________
   _____________________________________________________
   _____________________________________________________

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

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. _________
     _____________________________________________________
     _____________________________________________________
     _____________________________________________________

b. Proposed measures to reduce or control direct impacts on public services, if any: _______________
   _____________________________________________________
   _____________________________________________________
   _____________________________________________________
16. Utilities

a. Check utilities currently available at the site:

- [x] electricity
- [ ] natural gas
- [x] water
- [ ] 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: ______ Electric, gas, water, sanitary, phone.
_______________________________________________________________________________
_______________________________________________________________________________
_______________________________________________________________________________
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: 4-22-19  Signature: Carlos Arias

Please Print or Type:

Proponent: Carlos Arias  Address: PO BOX 270571
Phone: 951-970-9138  San Diego, CA 92198

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.

Carlos Arias
951-970-9138
PO BOX 270571
San Diego, CA 92198

4-22-19
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? _______________

   Additional customers and higher sales volume will likely result in increase in sanitary sewer discharge.

   There will be no appreciable difference to storage or release of toxic or hazardous substance.

   Proposed measures to avoid or reduce such increases are: ________________________________

   New sewer infrastructure will be provide with adequate sizing per City Engineering standards.

   ________________________________________________________________________________

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

   N/A.

   ________________________________________________________________

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

   N/A.

   ________________________________________________________________

3. How would the proposal be likely to deplete energy or natural resources? ________________

   Not likely.

   ________________________________________________________________

   Proposed measures to protect or conserve energy and natural resources are: ________________

   Low Emission and Energy efficient building materials and equipment.

   ________________________________________________________________
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? __________________________________________________________________________

N/A.

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? _________________

N/A.

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? ________________________________________________________________________

Increase in customers turnover will likely lead to higher trip generations.

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

None. The store will attract more customers due to change in use and business.

_______________________________________________________________________________

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

None. The new business will be environmentally conscious and abide by government requirements.

_______________________________________________________________________________

Increase in customers turnover will likely lead to higher trip generations.

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

None. The store will attract more customers due to change in use and business.

_______________________________________________________________________________

None. The new business will be environmentally conscious and abide by government requirements.

_______________________________________________________________________________

Increase in customers turnover will likely lead to higher trip generations.

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

None. The store will attract more customers due to change in use and business.

_______________________________________________________________________________

None. The new business will be environmentally conscious and abide by government requirements.

_______________________________________________________________________________

Increase in customers turnover will likely lead to higher trip generations.

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

None. The store will attract more customers due to change in use and business.

_______________________________________________________________________________

None. The new business will be environmentally conscious and abide by government requirements.

_______________________________________________________________________________

Increase in customers turnover will likely lead to higher trip generations.
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: 4-22-18  Signature: Carlos Arias

Please Print or Type:

Proponent: Carlos Arias  Address: PO Box 270571

Phone: 951-970-9138  San Diego CA 92618

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.