

**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: Delivery Station and Warehouse (Former Lowes)
2. Applicant: MG2
3. Address: 3333Michelson Dr, #100
City/State/Zip: Irvine / CA / 92612 Phone: 949.705.0769
Agent or Primary Contact: Andrea Urbas, AICP CEP CUD
Address: 3333Michelson Dr, #100
City/State/Zip: Irvine / CA / 92612 Phone: 949.705.0769
Location of Project: Former Lowes
Address: 6902 & 6720 N. Division Street,
Section: 29 Quarter: SW 1/4 Township: 26 Range: 43
Tax Parcel Number(s) 36293.0062; 36293.0068
4. Date checklist prepared: 10/20/2020
5. Agency requesting checklist: City of Spokane (mdo 10/30/2020)
6. Proposed timing or schedule (including phasing, if applicable): As soon as entitled and permitted

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

- 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. Traffic analysis, which has been provided to the City.

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. No

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

In addition to a type III CUP demolition permits, change of use & building permits, obstruction permits, water/sewer taps, variance for proposed curb cut wider than 30', etc will be required (mdo 10/30/2020)

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. _____
New tenant within existing concrete tilt-up single-story building, (former Lowe's #206,) from commercial/industrial building (B-2 occ.) to warehouse building (S-1 occ.) with supporting office area (B occ.) and break-room (A-3 occ.). The facility will receive packages via line-haul trucks. The packages enter the facility through the loading dock. They are sorted, then stored on mobile "baker's racks" and rolled to the loading area for van delivery. Off-site fleet van parking on a parcel to the south by same owner.

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. _____

6902 & 6720 N. Division Street,

29-26-43, PTN SW 1/4 DAF - full legal description is available with the City of Spokane Development Services Center (mdo 10/30/2020)

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.) Yes: ASA and GSSA. Not a PSSA. This is in the City of

Spokane

Per the City of Spokane GIS maps, the projec is located within the Critical Acquiifer Recharad Area (high). Please reference Spokane Regional Stormwater Manual section 6.2.2. MDO 12/09/2020.

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). 26 Catch Basins and 3 Manholes drain into 2 chamber systems, which then infiltrate and treat the water, then drain it to 7 existing and 7 proposed drywells. Approximately 14,000 cubic feet of water will be disposed of through the system and will likely contain (if anything) traces of oil/gas from vehicles.

Please note that all UIC facilities must be registered with Ecology at least 60 days prior to commencing UIC construction and a full-scale drywell test is required for all existing drywells to verify the condition and capacity of the structure.MDO 12/09/2020.

(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

(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)? _____
Will know upon reception of Geotech Report from Kleinfelder, will likely be during the week of 11/9.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. _____

Stormwater will be discharged into the ground on this site but will be treated according to the Spokane Regional Stormwater Manual. Thus, there are no potential impacts since proper treatment measures have been taken.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: flat site; developed

b. What is the steepest slope on the site (approximate percent slope)? 2.0-3.0%

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. _____

No prime farmland. Soils on the site consist of marble loamy sand, and sandy substratum.

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

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: _____
Site will be graded to create drainage into catch basins around the property. At this time, it is unlikely that the project will require any structural fill (import).
8.65 acre former Lowes site (parcel 36293.0062) is developed and will be modified including the demolition of a 17,000 sq. ft. building and replacment with additonal parking/maneuvering, revisons for a new loading dock and removal of garden center and ocvered building extensions. A new parking lot approximate 5 acres in size will also be developed on parcel 36293.0068 (mdo 10/30/2020).
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. No
Erosion control measures will be implemented during construction. A Stormwater Pollution Prevention Plan (SWPPP) is required for site disturbance. Projects that disturb ≥ 1 acre must have site inspections conducted by a Certified Erosion and Sediment Control Lead (CESCL). By the initiation of construction, the SWPPP must identify the CESCL or inspector, who shall be present on-site or on-call at all times. (mdo 10/30/2020).
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? About 75% of the site will be covered with impervious surfaces after project construction.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Underground chamber systems, along with other BMPs to be used during construction will help to control any potential environmental impacts.

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. Truck emissions; dust during earth-moving construction activities

- 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: BMPs
for 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

- (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. N/A

- (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. Water will be discharged into the groundwater through infiltration by drywells. No groundwater will be withdrawn. _____

(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 will be discharged into the ground from septic tanks or any other sanitary waste treatment facility _____

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. Runoff will come from rainfall, and will be collected in catch basins, treated in the chamber system, and then infiltrated through drywells.

It will not flow into other waters.

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

No. Proper treatment is being implemented to prevent this

Spokane Regional Stormwater Manual will be implemented as part of project permits (mdo 10/30/2020).

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. 26 Catch Basins and 3 Manholes drain into 2 underground chamber systems, which then infiltrate and treat the water, then drain it to 7 existing and 7 proposed drywells.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any. N/A

Spokane Regional Stormwater Manual will be implemented as part of project permits (mdo 10/30/2020).

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: ~~Existing Vegetation consists of street tree and buffer landscaping installed at the original~~ construction of the site.

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? All landscaping with the exception of 2 Crimson King maples will be removed due to death, damage, or overgrown conditions.

Existing weeds in swales will be removed along with the organic layer of duff to the topsoil layer.

c. List threatened and endangered species known to be on or near the site. N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A

New development will be required to meet landscape requirements of the Spokane Municipal code for the General Commercial Zone. Other modifications to landscaping are also anticipated on the Lowes site as part of the CUP process to allow warehouse/freight movement in the GC zone (mdo 10/30/2020).

- e. List all noxious weeds and invasive species known to be on or near the site. N/A
-
-
-

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: crows, killdeer

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.

N/A

- c. Is the site part of a migration route? If so, explain. N/A

- d. Proposed measures to preserve or enhance wildlife, if any: Landscaping required under COS planning will provide opportunities for bird nesting, food, and shelter.

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

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

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: None

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. Spills

Applicant clarification 11/05/2020: The kits are there only in case a semi has an oil leak or a coolant leak. mdo 11/11/2020.

(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 known

(4) Describe special emergency services that might be required. Spill kits

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

None

b. NOISE:

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

(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. _____

Heavy Machinery from Sitework and Demolition from 6AM to 6PM Monday thru Friday (Estimate). Please advise if there are any noise restrictions

Noise is controled under SMC Chapter 10.08D (mdo 10/30/2020).

Per 2020 General Special Provisions for Private Contracts, Hours of work is between 7am and 6pm. This is important due to Multifamily Residence in area. MDO 12/09/2020

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

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. Vacant retail; retail

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: N/A

c. Describe any structures on the site. Vacant retail warehouse and separate 17,0000 sq. ft. buliding proposed for demoltion as part of this project (mdo 10/30/2020).

d. Will any structures be demolished? If so, which? No
Yes - a 17,000 sq. ft. structure located on parcel 36293.0062 with demolition of bulding extensions of the former Lowes Building (mdo 10/30/2020).

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

f. What is the current comprehensive plan designation of the site? TBD
General Commercial (mdo 10/30/2020)

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? _____
approx 200 (150 vans and 50 associates)

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

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: This is a commercial warehouse and distribution facility within a commercial zone

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

9. Housing

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

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'-8" existing building

b. What views in the immediate vicinity would be altered or obstructed? N/A Existing building
Multi-family devleopment is located to the east of parcel 36293.0062 and northeast of 36293.0068.
Commercial development to the north, south, and west (mdo 10/30/2020).

c. Proposed measures to reduce or control aesthetic impacts, if any: N/A

As part of the CUP process additonal landscape screening is anticiapted as conditons of approval for this warehouse/freight movement use (10/30/2020).

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ____
The lighting type will be LED parking lighting with a color temperature of 400K. the backlight, uplight, glare (BUG) ratings for the individual lighting fixtures used outside will be included with the Title 24 NRCC-LTO-E (Electrical exterior lighting compliance forms). Lights shall be on in the evening and controlled by photocell.
- 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? N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
The parking lights will be full cut-off fixtures that are "ida Dark-Sky Approved" and using house- side shields on the perimeter lights, to further minimize light spill from the site.
Per the SMC, required landscaping where parking lots are located between the street lot line and a building are intended to will also block headlight glare (mdo 10/30/2020).

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
There are no park spaces or established trail systems within the immediate vicinity, Friendship Park is approximately 1/2 mile to the northeast; the Nevada Playfields are approximately 3/4 mile to the southeast. Ruth Park is approximately 6/10 of a mile to the northeast; the Nevada Playfields are approximately 3/4 mile to the southeast.
- b. Would the proposed project displace any existing recreational uses? If so, describe. N/A

- 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 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. The existing building was constructed c1990.

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. N/A

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. 1990s building

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 N/A

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. Existing developed site.
The completed project will have a total of 462 parking stalls between the main lot and the remote lot.

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 _____
The proposal would not require any new roads or streets, or any other improvements, except new driveways.

Division street is a STA bus route (route 25) The nearest stops are located less than one block north of the former Lowe's site near the intersection of E Weile Ave; at Division and at Lyons and Division one block south of the Lowes site; and 1/2 block west of the proposed parking lot addition (mdo 10/30/2020).

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 will have a total of 462 parking stalls, between the main lot and the remote (associates' lot.) No spaces would be eliminated.

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). None, except a separated sidewalk at Division and Wedgewood.
Separated sidewalk for the new parking lot with frontage on Lyons (mdo 10/30/2020).

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were

Land Use	Source	Intensity	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
Building Materials and Lumber Store	ITE ¹	136,000 SF	2,454	135	79	214	132	148	280
Delivery Station	User Data ²		938	1	1	2	41	20	61
Difference			-1,516	-134	-78	-212	-91	-128	-219

~~This table is from a trip assessment submitted for this application dated October 15, 2020 (mdo 11/1//2020)~~

¹Institute of Transportation Engineers (ITE) Land Use Code 812 - Building Materials and Lumber Store
²Delivery Station - Proposed Traffic Schedule

(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: ~~Off-peak scheduled hours~~

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. No

- b. Proposed measures to reduce or control direct impacts on public services, if any: N/A

16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: _____

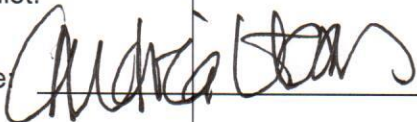
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: _____

For the project, a sanitary and water connection to the guard house on the south lot is proposed, as well as connections to dry wells with storm systems on both lots. The drywells are regulated by the Department of Ecology, and the sanitary and water services are provided by the City of Spokane.

proposed toilet facilities will also require water and sewer connections at the south lot (mdo 10/30/2020)

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: 10/22/2020 Signature: 

Please Print or Type:

Proponent: M62 Address: 3333 MICHELSON, #100
Phone: 949-705-0769 IRVINE, CA 92612

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? _____

The project would not be likely to increase any of the above-mentioned things.

Proposed measures to avoid or reduce such increases are: N/A

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

It would not, except provide for additional nesting opportunities with the introduction of new trees

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? It would not

Proposed measures to protect or conserve energy and natural resources are: N/A

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? It would not

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

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: N/A

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

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

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. This project will not conflict with local, State Federal 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: 10/22/2020

Signature: 

Please Print or Type:

Proponent: Andrea Urbas / MG2

Address: 3333 Michelson Dr., #100

Phone: 949.705.0769

Irvine, CA 92612

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.