

Environmental Checklist

B1501940 s&pc

File No. _____

WCE Job No. 14-1316

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, if applicable: **Larry H Miller Auto Campus**
2. Name of applicant: **Miller Family Real Estate, LLC**
3. Address and phone number of applicant or contact person: **Contact Person: Todd R. Whipple, PE; 2528 N. Sullivan Road, Spokane Valley, WA 99216** _____
4. Date checklist prepared: **February 24, 2015**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Mid March 2015. submit for Toyota building permit. Upon approval of the building permit application, begin construction with occupancy in the winter of 2015 or spring of 2016. May 2015, begin grading and construction of display lots on Mechanic's Pride and Chevron parcels. Winter of 2015 or Spring, 2016, submit Honda building permit and begin demolition on the old Toyota site. After demolition begins on the construction of the new Honda building and adjacent car wash with occupancy expected in Winter of 2016. Winter 2016, demolish existing Mercedes and Lexus buildings and construct display/inventory lots.**
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 his proposal. **Geotechnical investigations for structural and stormwater have been performed as well as analysis for erodible soils. A SWPPP/erosion control plan will be submitted prior to construction.**
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. There is a Right of Way/Alley Vacation application associated with this proposal. The vacations must be completed prior to issuance of building permits.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Building Permit, Demolition Permit, Right of Way Vacation, Street Obstruction Permit, Right of Way Permit, Utility and Grading Permit, Approach Permit, Air Quality Permit (SRCAA), other permits unknown at this time.**
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 proposes to construct a master planned auto campus that encompasses the buildings and associated display lots for a Lexus dealership, a Toyota dealership, and a Honda dealership. The project will encompass approximately 7.6 acres and six city blocks. Please note that these are not new uses, as the locations are currently occupied by auto dealerships. The new Toyota dealership building will be approximately 47,600 sf in size. The new Honda dealership building will be approximately 23,520 sf in size with a separate 2,800 sf car wash on site. The new building construction will total approximately 73,920 sf. A list of buildings to be removed is described in section B.8.d of this checklist. The proposal also includes construction of approximately 753 vehicle display/inventory/parking stalls.**

12. Location of the proposal. Give sufficient information to 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 in the City of Spokane, Spokane County, WA, Section 19, T25N, R43W, W.M. It encompasses blocks 38 and 39 of the plat of Railroad Addition: Lots 1, 2, 7, 8, 9, 10, 11, and 12 of block 37 of the plat of Railroad Addition: Blocks 44 and 45 of the plat of First Addition to Spokane Falls; Lots 4, 5, and 6 of block 43 of the plat of First Addition to Spokane Falls. More specifically, this project is located between Adams and Monroe streets, South of 2nd Avenue and north of I-90.**
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 lies within the City of Spokane, the Aquifer Sensitive Area, and the City's Sewer Service area.**
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). **The site lies within the high susceptibility area of the CARA. The project will discharge treated stormwater to the underlying soils as allowed in the Spokane Regional Stormwater Manual (SRSM) and as adopted by the City of Spokane. The amount of stormwater to be discharged will be determined by a project level Stormwater Design**

Report to be prepared and submitted at time of building permit application in conformance with SRSM guidelines. Within that report, additional information for rates and volumes will be presented to the City for Approval. Currently, the stormwater system on site discharges to either the City's Combined Sewer Outfall (CSO) system or directly into the ground without treatment. The proposed stormwater system will utilize treatment best management practices (BMPs) such as ponds and downturned inlets. As such, stormwater or other materials, such as materials from firefighting operations would also drain into these ponds and be captured, thereby protecting the area from discharge via drywells or galleries. The pond bottoms would capture and hold contaminants and remediation efforts could adequately resolve any issues in the near surficial soils contained within each pond.

- (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?

Yes. Chemicals and oils commonly used in the maintenance and repair of vehicles will be stored on site within the buildings. No outdoor or underground storage is proposed. Quantities are unknown at this time.

- (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.

As required, all chemical storage will include double wall containment capable of holding 110% of the stored volume. Within the buildings, all floor drains will discharge to an oil water separator for pre-treatment prior to discharge to the City sewer system. Typically, these oil water separator systems are capable of handling 1000 gallons or more.

- (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?

No

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Bedrock depths vary across the site. The shallowest is at 2 feet, but in other places was not encountered in the bore holes (12' deep). In areas where bedrock was encountered, some seasonal groundwater was found in the few feet just above the bedrock layer.

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

Stormwater will be discharged into the ground. No impacts are anticipated from the discharge of treated stormwater into the near surficial soils and weathered rock.

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other.* **Generally flat.**
- b. What is the steepest slope on the site (approximate percent slope)? **5%**
- 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 prime farmland. **From the Geotech report, the soils on site are largely sands and gravels above hard basalt.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Grading and Filling will be required to develop the site and contain stormwater. it is anticipated that up to 40,000 yards may be disturbed during construction. Any fills will come from off site rock pits or other approved sources.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Yes, minor wind and water erosion during construction activities
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Over 90 percent**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Wind erosion will be controlled per the requirements of the permit from SRCAA, watering would be the primary BMP to control dust. Water erosion will be wholly contained onsite during and after construction in accordance with the Erosion Control Plan**

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2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood

smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. **Dust associated with demolition. During construction, emissions would be consistent with a construction project including vehicle emissions and dust. After construction, emissions from passenger cars and trucks, weekly garbage service, mowing in the growing months.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
As required by the SRCAA permit, watering for dust and none for vehicle emissions or other unknown emissions not covered by the permit.

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3. Water

- a. SURFACE:
 - (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. **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? Give general description, purpose, and approximate quantities if known.
No, the project will be covered by the City of Spokane master Water Right for potable water.
 - (5) Does the proposal lie within a 100-year floodplain? **No** If so, note location on the site plan.
N/A

- (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. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn on this site, the water service will be provided by the City of Spokane under their overall water right. Stormwater will be discharged to the underlying soils, which may discharge to groundwater over time. The discharge of stormwater will be per the SRSM and as approved by the City during building permit approval.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None, N/A.

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.

As described elsewhere within this document, rain runoff will be collected from both the built and landscaped areas on site. It will be collected either via catch basins and pipes or by curb drops. These elements will discharge to grass percolation areas (GPA's) as defined within the SRSM or to infiltration galleries. These GPA's will contain and discharge via pond bottom infiltration the first half inch of runoff. Any stormwater flows greater than that will overflow into a drywell and be discharged to the underlying soils. This would most likely occur during winter months when the pond bottoms are most likely to be frozen or during large rainfall events, generally in the order of a 50-year storm or greater.

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

No, waste material, such as sewer or discharge from the garbage area will be discharged to the City of Spokane sewer system for treatment prior to discharge.

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

Construction of the proposed and approved stormwater system.

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4. Plants

- a. Check or circle 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

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

Weeds _____ Other types of vegetation.

- b. What kind and amount of vegetation will be removed or altered? It is anticipated that the site will be stripped of all existing vegetation.

- c. List threatened or 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: In accordance with City of Spokane guidelines and the approved district master plan, the project will be landscaped with shade trees, ornamental trees and grasses, bushes and shrubs and lawn. See site master plan for more details

5. Animals

- a. Circle (**or Underline**) any birds and animals which have been observed on or near the site are known to be on or near the site:
birds: *hawk, heron, eagle, songbirds, other: Pigeons.*
mammals: *deer, bear, elk, beaver, other.*
fish: *bass, salmon, trout, herring, shellfish, other.*
other:
- b. List any threatened or endangered species known to be on or near the site.
None Known
- c. Is the site part of a migration route? If so, explain. **None known.**
- d. Proposed measures to preserve or enhance wildlife, if any:
None

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity and gas, these will be used for lighting and heating the proposed buildings
- 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:
Those required by NREC.

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. **None known**
- (1) Describe special emergency services that might be required.
No known special emergency services are anticipated.
- (2) Proposed measures to reduce or control environmental health hazards, if any:
None
- b. NOISE:

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- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
The site is adjacent to I-90 and is located in Spokane's downtown core. Traffic noise occurs at all hours, but should not affect the project.
- (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 = Construction noises associated with building construction, including grading, trenching, compaction and paving; rock excavation, hammering, blasting, backup horns, concrete; steel frame construction and use of power tools.
Long term = passenger car and truck access; mowing during the growing season; noise from persons occupying the site.
- (3) Proposed measure to reduce or control noise impacts, if any:
Limit hours of construction per city ordinance.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? The site is currently composed of several automobile dealerships, an automobile service station, and a gas station. Adjacent uses include an automotive repair shop, a restaurant, an auto dealership, an urban apartment building, a senior center, a copy center, a bar, a dental office, a gas station, the odd fellows club, and the freeway.
- b. Has the site been used for agriculture? If so, describe. No
- c. Describe any structures on the site. The Mechanic's Pride service station(2,337sf) on the NW corner of 3rd and Monroe, the Lexus dealership building (7,533sf) on the SW corner of 3rd and Madison, the Mercedes dealership Building(14,230sf) on the SE corner of 3rd and Madison, the Toyota used car center(936sf) on the SE corner of 3rd and Jefferson, the Toyota Truck center(700sf) on the SW corner of 3rd and Jefferson, the Honda new car dealership(23,520sf) on the SE corner of 2nd and Jefferson, Honda used car dealership(5,168sf) on the NW corner of 3rd and Madison, and the Toyota new car dealership(17,060sf and 21,526sf)
- d. Will any structures be demolished? If so, which? Yes, The Mechanic's Pride(2,337sf) on the NW corner of 3rd and Monroe, the Lexus building (7,533sf) on the SW corner of 3rd and Madison, the Mercedes Building(14,230sf) on the SE corner of 3rd and Madison, the Toyota used car

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center(936sf) on the SE corner of 3rd and Jefferson, the Toyota Truck center(700sf) on the SW corner of 3rd and Jefferson, the Honda new car dealership(23,520sf) on the SE corner of 2nd and Jefferson, Honda used car dealership(5,168sf) on the NW corner of 3rd and Madison, and the Toyota new car dealership(17,060sf and 21,526sf) West of Jefferson between 2nd and 3rd. Prior to this SEPA, the Thompson's Gas station and car on the SW corner of 3rd and Monroe was demolished under a separate permit(3,150sf total). Please note that the existing Toyota repair/service facility on the NE corner of 3rd and Adams will remain in service. Total building demolition will be approximately 96,160 sf.

- e. What is the current zoning classification of the site? **DTS (Downtown South)**
 - f. What is the current comprehensive plan designation of the site? **Downtown**
 - 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? If so, specify. **No**
 - i. Approximately how many people would reside or work in the completed project? **Between 50 and 100 when complete.**
 - j. Approximately how many people would the completed project displace? **None**
 - 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: **City building permit process, City Design Review Process, review of the City Comp Plan, Zoning Plan and Zoning Code.**
- 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**

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- 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? Tallest building on site will be 35-foot tall. Exterior of the buildings may be a mix of metal, concrete, brick, block, plastic, glass or other suitable and durable product consistent with commercial construction.
- b. What views in the immediate vicinity would be altered or obstructed? None known
- c. Proposed measures to reduce or control aesthetic impacts, if any: As allowed by City Code and/or design review as required.

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, dusk to dawn.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Per City code, lighting standards will be met as it relates to fugitive light.
- c. What existing off-site sources of light or glare may affect your proposal? None known, possibly from adjacent street lights or commercial lighting, but none is anticipated.
- d. Proposed measures to reduce or control light and glare impacts, if any: City lighting standards related to fugitive light at property lines.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Riverfront Park is 0.5 miles north, and the Moore-Turner Heritage Gardens are 0.5 miles 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **None known**
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None known
- c. Proposed measures to reduce or control impacts, if any: **None, however, agency requirements dictate that unknown and then subsequently discovered items would require notification of agencies and a stop work order until fully investigated.**

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14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **The site will be served by 2nd Ave, 3rd Ave., Madison Street, Jefferson Street, and Adams Street. Access is proposed from all of these streets and is shown on the site plan.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Yes, STA Routes 43, 62, 66, and 165 all have stops adjacent to the site.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **The proposed project will have 50+/- customer and employee parking stalls, and 700+/- display/inventory/service stalls. 17 on street parking stalls will be eliminated**
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). **The proposed project will include replacement of sidewalk, construction of stormwater treatment rain garden on 3rd avenue, new pedestrian crossings, and intersection/mid block crossing traffic calming measures.**
- e. Will the project 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? If known, indicate when peak would occur. **This project is a reconstruction with no change of use for the dealership buildings. The demolition of the Mechanic's Pride and the gas station and subsequent replacement with inventory display will result in a net reduction in vehicular trips.**

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

- g. Proposed measures to reduce or control transportation impacts, if any: **N/A**

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15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **It is not anticipated that the proposed redevelopment will increase the need for public services.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **Taxes associated with increased property value.**

16. Utilities

- a. Circle (**underline**) utilities currently available at the site: **electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**
- c. 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. **The project will need to be served by public water and sewer that will be provided by the City of Spokane; Electricity from Avista; Natural Gas from Avista; Telephone from Century Link; Cable from Comcast. All utilities are available on site.**

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 Non-significance that it might issue in reliance upon this checklist.

Date: 2/24/15 Signature: [Handwritten Signature]

Please Print or Type:

Proponent: LHM % WCE, P Address: 2528 N. Sullivan Rd

Phone: 509-893-2617 Spokane Valley, WA 99216

Person completing form (if different from proponent): Todd R. Whipp Address: Same

Phone: Same

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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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

Proposed measures to avoid or reduce shoreline and land use impacts are:

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

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

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

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

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

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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.