

## Environmental Checklist

File No. City of Spokane Update to CAO Title 17E, Chapter 17E.070, Wetlands Protection

### 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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "does not apply."

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

For non-project 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:**

Update to City of Spokane Critical Areas Ordinance (CAO), Title 17E, Chapter 17E.070 Wetlands Protection

**2. Name of applicant:**

City of Spokane

**3. Address and phone number of applicant or contact person:**

Jo Anne Wright  
City of Spokane  
Planning Services Department  
808 West Spokane Falls Blvd  
Spokane, WA 99201-3329  
(509) 625-6017

**4. Date checklist prepared:**

January 30, 2017

**5. Agency requesting checklist:**

City of Spokane

**6. Proposed timing or schedule (including phasing, if applicable):**

A public hearing before the City of Spokane Plan Commission is anticipated on March 8, 2017, with a City Council action to adopt occurring on or before June 30, 2017.

**7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

The City of Spokane Critical Areas Ordinance will be periodically reviewed, at a minimum corresponding to the schedule in the Growth Management Act (GMA) RCW 36.70A.130. Amendments will be made as are necessary to reflect changing local circumstances, new information or improved data, and changes in State statutes and regulations.

**b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.**

Yes. The City of Spokane owns land, including parks and administrative buildings within the City limits, or "affected geographical area" of this proposal.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

All Critical Areas Ordinances were updated in 2007, including Aquifer Protection Title 17E, Chapter 17E.010 SMC, Fish and Wildlife Habitat Conservation Areas, Chapter 17E.020 SMC, Floodplain Management Chapter 17E.030, Geological Hazards Chapter 17E.040 SMC; and Wetlands, Chapter 17E.070 SMC.

This proposal is to amend SMC, Title 17E, Chapter 17E.070 Wetlands Ordinance.

The Shoreline Master Program Update was completed in 2010, and added as Chapter 14 to the Comprehensive Plan and SMC 17E.060.

The Federal Emergency Management Agency (FEMA) issued a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) for Spokane County effective July 6, 2010. The 2010 study included mapping of flood plain boundaries of the January 1974 flood on the Spokane River, which was useful in delineating the boundaries of the 100-year and 0.02 percent Annual Chance Floods. This FIS report either supersedes or is compatible with all previous studies published on streams studied in this report and should be considered authoritative for the purposes of the NFIP. The Special Flood Hazard area, (formerly 100-year floodplain), is regulated by SMC Chapter 17E.030. Former Flood Hazard Zone designations have been changed as follows: Old Zone: A1 through A30, V1 through V30, B, and C: New Zone: AE, VE, X, X.

**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.**

Applications for development permit approvals subject to the CAO are likely within the City limits. Additional SEPA project-level review will be conducted at the time such proposals are submitted and will be subject to threshold determinations.

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

City of Spokane City Council approval and action to adopt.

**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 proposal is to update the critical areas regulations for Wetland Protection Areas and associated buffers of the City. Revisions were made to ensure consistency with State Department of Ecology regulations and standards, per WAC 173-22-035. It is the intent of this ordinance to ensure protection of public health and safety, public and private property, and the functions and values of ecological systems. The areas to be protected under these regulations include:

- Wetlands designated in accordance with the most current edition of the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), and applicable regional supplements (WAC 173-22-035).
- All areas within the City meeting the wetland designation criteria in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), and applicable regional supplements, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of this chapter.
- Wetlands designated according to the Wetlands Rating System criteria adopted in SMC 17E.070.100, and found in the Washington State Wetlands Rating System for Eastern Washington 2014, as revised;; also using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), Arid West Final Regional Supplement, 2008. **The Wetland Rating System section in the Wetland Ordinance has been updated based on revisions to State regulations.**
- The proposed ordinance applies to all land on which wetlands and/or wetland buffers are located within the City limits of the City of Spokane. The approximate location, extent, and nature of the wetlands in the City is derived from the National Wetlands Inventory 2016 map, as amended; and the Eastern Washington Wetlands 1992 study compiled in

the City Wetlands Inventory or as updated. Their *approximate* location is displayed on the City Zoning Map, however, it should be noted that the City does not map wetlands. Wetlands of any size, regardless of isolation, are regulated, and all individual projects within the City and within the wetland buffer zone require an environmental review.

- Wetlands not shown on the Zoning Map or Wetlands Inventory are presumed to exist within the City. All areas within the City meeting the wetland designation criteria in the Federal Manual for Identifying and Delineating Jurisdictional Wetlands (1989), and applicable regional supplements, regardless of any formal identification, are hereby designated critical areas and are subject to the provisions of the CAO Wetlands chapter. In the event that any of the wetland designations shown on the wetland inventory or zoning maps conflict with the criteria set forth in the chapter, the criteria shall control.
- This proposal amends SMC Chapter 17E.070.110, the *Standard Buffer Zone Width* tables have been updated in accordance with revisions to State regulations; and wetland buffers, including Wetland Types 1 and 2, have been re-categorized in the Wetland Ordinance.
- This proposal amends the SMC Chapter 17E.070.040 reference to '*alterations to wetlands and buffers mitigation*', has been updated to the correct statute, SMC Chapter 17E.070.130.

**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.**

This is a city-wide non-project legislative action; it would apply to the entire area within the City of Spokane boundary. The City of Spokane is located in Spokane County.

**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.

**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, this is a non-project action.

**(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, this is a non-project action.

(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, this is a non-project action.

(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, this is a non-project action.

b. Stormwater N/A, this is a non-project action.

(1) What are the depths on the site to groundwater and to bedrock (if known)? N/A, this is a non-project action.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts? N/A, this is a non-project action.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other: N/A, this is a non-project action.

b. What is the steepest slope on the site (approximate percent slope)? N/A

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. N/A

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

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: N/A

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? N/A

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: N/A

### **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. N/A, this is a non-project action.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. N/A

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- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** N/A

**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.** N/A, this is a non-project action.
- (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.** N/A
- (5) **Does the proposal lie within a 100-year floodplain? N/A 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.** N/A

**b. GROUND:**

- (1) **Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.** N/A, this is a non-project action.
- (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.** 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.** N/A, this is a non-project action.
- (2) **Could waste materials enter ground or surface waters? If so, generally describe.** N/A

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

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**4. Plants**

- a. **Check or circle type of vegetation found on the site:** N/A, this is a non-project action.

\_\_\_\_\_ **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 lily, eelgrass, milfoil, other.**

\_\_\_\_\_ **Other types of vegetation.**

- b. **What kind and amount of vegetation will be removed or altered?** N/A

- c. **List threatened or 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

**5. Animals**

- a. **Circle any birds and animals which have been observed on or near the site are known to be on or near the site:** N/A, this is a non-project action.

**birds: hawk, heron, eagle, songbirds, other:** \_\_\_\_\_

**mammals: deer, bear, elk, beaver, other:** \_\_\_\_\_

**fish: bass, salmon, trout, herring, shellfish, other:** \_\_\_\_\_

**other:** \_\_\_\_\_

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- b. **List any threatened or endangered 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:** N/A

**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.** N/A, this is a non-project action.

- b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.** N/A
- 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:** N/A

**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.** N/A, this is a non-project action.

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(1) **Describe special emergency services that might be required.** N/A

(2) **Proposed measures to reduce or control environmental health hazards, if any:** N/A

**b. NOISE:**

(1) **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** N/A, this is a non-project action.

(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.** N/A

(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?** N/A

b. **Has the site been used for agriculture? If so, describe.** N/A

c. **Describe any structures on the site.** N/A

d. **Will any structures be demolished? If so, which?** N/A

e. **What is the current zoning classification of the site?** N/A

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? If so, specify.** N/A

i. **Approximately how many people would reside or work in the completed project?** N/A

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- j. **Approximately how many people would the completed project displace?** N/A
- 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:** N/A

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**9. Housing**

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.** N/A, this is a non-project action.
- 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?** N/A, this is a non-project action.
- b. **What views in the immediate vicinity would be altered or obstructed?** N/A
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**  
N/A

**11. Light and Glare**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** N/A, this is a non-project action.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** N/A
- 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:** N/A

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**12. Recreation**

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** N/A, this is a non-project action.
- 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 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.** N/A, this is a non-project action.
- b. **Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.** N/A
- c. **Proposed measures to reduce or control impacts, if any:** N/A

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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.** N/A, this is a non-project action.
- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?** N/A
- c. **How many parking spaces would the completed project have? How many would the project eliminate?** N/A
- 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).** N/A
- e. **Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.** N/A
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.** N/A

(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.** N/A, this is a non-project action.
- b. **Proposed measures to reduce or control direct impacts on public services, if any:** N/A

**16. Utilities**

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**  
N/A, this is a non-project action.
  
- 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.** N/A

**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: January 30, 2017

Signature: 

Please Print or Type:

Jo Anne Wright, AICP

Proponent: City of Spokane

Address: 808 W Spokane Falls Blvd Spokane WA 99203

Phone: 509.625.6017

Person completing form (if different from proponent): Jacqui Halvorson

Address: same as above

Phone: 509.625.6147

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Staff member(s) reviewing checklist: Jo Anne Wright, AICP

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 Non-significance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance 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?

N/A. This proposal is a GMA regulation protecting Critical Areas, specifically, Wetlands, within the City of Spokane municipal boundary, ("affected geographic area").

**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?

The proposed update to the City of Spokane Wetlands Ordinance has been reviewed under the requirements of RCW.36.70A and WAC 365-195-900 through WAC 365-195-925. Current amendments are a continuation of Best Available Science (BAS) and best management practices as required by the Department of Ecology, *Wetlands in Washington State* Vols. 1 and 2, 2005, and Wetland Mitigation and Rating System 2014.

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

Protections provided by the ordinance are a continuation of Best Available Science and management practices, determination and delineation of wetland areas, requirements for wetland reports, investigative methods, mitigation sequencing, appropriate mitigation measures, buffers and maintenance.

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

N/A

**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?

This proposal is a GMA regulation protecting Critical Areas, specifically, Wetlands.

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

Protections provided by the ordinance are a continuation of Best Available Science and management practices, determination and delineation of wetland areas, requirements for wetland reports, investigative methods, mitigation sequencing, appropriate mitigation measures, buffers and maintenance.

**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?**

The intent of proposed amendments is to protect the functions and values of wetlands and their associated buffers. Amendments also provide stronger links to the City's Comprehensive Plan and Shoreline Master Program.

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

Protections provided by the ordinance are a continuation of Best Available Science and management practices, determination and delineation of wetland areas, requirements for wetland reports, investigative methods, mitigation sequencing, appropriate mitigation measures, buffers and maintenance..

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

**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 regulation complies with the requirements of GMA and applicable federal requirements, and is consistent with local plans and ordinances.

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

Date: January 30, 2017

Signature:



Please Print or Type:

**Jo Anne Wright, AICP**

Proponent: City of Spokane

Address: 808 W Spokane Falls Blvd, Spokane, WA 99201

Phone: 509.625.6017

Person completing form (if different from proponent): JACQUI HALVORSON

Address: 808 W Spokane Falls Blvd, Spokane WA, 99201

Phone: 509.625.6147

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Staff member(s) reviewing checklist: Jo Anne Wright, AICP

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

**A. X There are no probable significant adverse impacts and recommends a Determination of Non-significance.**

- B.  Probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.**
- C.  There are probable significant adverse environmental impacts and recommends a Determination of Significance.**

