

NOTICE OF APPLICATION

City of Liberty Lake Planning, Engineering & Building Services (Review Authority) has published this Notice of Application to provide the opportunity to comment on the described proposal. The comment period ends 14 calendar days from the date issued. During this period, written comments may be submitted to the Review Authority. The file may be examined 8:00 a.m. to 5:00 p.m. Monday through Friday (except holidays) at City Hall. Project info is also available on the City website at www.libertylakewa.gov/development/public_notices.asp. Questions may be directed to the Project Coordinator listed below.

Proposal File #: GRD2020-0003 **Zoning:** RD-C

Proposal: Western States Caterpillar Dealer

Proposal Description: Construction of a 127,364 sq. ft. heavy equipment dealership facility to include sales, service, office, rental, wash pad and associated site improvements

Site Address: 20150 E Cataldo Ave.

General Location: Eastern terminus of Cataldo Avenue, North of I-90

Abbreviated Legal Description - Section: 16 **Township:** 25 **Range:** 45

Owner: Western States Equipment Company **Phone:** 208.947.4589

Contact: Tim Thomas **Phone:** 509.535.3531

Application Date: 6/15/2020 **Determination of Completeness Issued:** 6/16/2020

Notice of Application Issued: 6/16/2020 **Comment Deadline:** 4 pm, 6/29/2020

City of Liberty Lake Permits Included in Application: City Building Permits will need to be issued prior to beginning construction.

Other Permits: Liberty Lake Sewer District approval, WA State Dept. of Ecology (DOE) permits & approvals, Spokane Clean Air permits & approvals, and Spokane Regional Health District permits & approvals may need to be issued prior to construction.

Required & Existing Studies: A SEPA Checklist has been completed.

Environmental Review: City of Liberty Lake Planning, Engineering, & Building Services is reviewing the proposed project for probable adverse environmental impacts and expects to issue a Mitigated Determination of Nonsignificance (MDNS) for this project. Any SEPA appeal is governed by the City of Liberty Lake Environmental Ordinance and such appeal shall be filed within fourteen (14) days after the notice that the determination has been made and is appealable. The optional DNS process in WAC 197-11-355 is being used and this may be your only opportunity to comment on the environmental impacts of this portion of the proposal. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request and will be supplied to reviewing agencies. Probable MDNS Conditions: Harvard Road Mitigation and other conditions as recommended by reviewing agencies.

Development Regulations: City of Liberty Lake Development & Building Codes, Engineering Design Standards, and the Stormwater Management Manual are the primary City regulations applicable to the site.

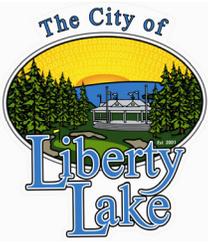
Consistency: In consideration of the above referenced development regulations and typical conditions and/or mitigating measures, the proposal is found to be consistent, as provided in RCW 36.70B.040, with the "type of land use", "level of development", "infrastructure", and "character of development".

Written Comments: Agencies, tribes, and the public are encouraged to review and provide written comments on the proposed project and its probable environmental impacts. All comments received within 14 calendar days of the date this Notice of Application is issued, will be considered prior to making a decision on this application.

Public Hearing: As a Type I Project Permit, this action **is not** subject to a future public hearing.

REVIEW AUTHORITY:

PROJECT COORDINATOR: Lisa D. Key, Director



Planning, Engineering & Building Services

22710 E. Country Vista, Liberty Lake, WA 99019

Phone: (509) 755-6708, Fax: (509) 755-6713, www.libertylakewa.gov

Date Issued: 6/16/2020

Signature: 



CODE STUDY:
 ZONE: RD-C
 PARCELS: 55171.1702, 55171.1703, 55171.1704
 LOT SIZE: 29.85 ACRES
 DEVELOPED LOT SIZE: 21.5 ACRES
PROPOSED USE:
 CONSTRUCTION AND INDUSTRIAL EQUIPMENT SALES AND RENTAL
 CONSTRUCTION AND INDUSTRIAL EQUIPMENT SERVICE
SETBACKS:
 FRONT: 10'-0"
 SIDEYARD: 5'-0"
 BACK: 5'-0"
 ADJACENT TO I-90: 40'-0" LANDSCAPE BUFFER
MAXIMUM BUILDING HEIGHTS:
 MAIN BUILDING: 50'-0"
 RENTAL BUILDING: 35'-8"
 WASH AND PAINT BUILDING: 35'-8"
LOT COVERAGE:
 BUILDING: 14%
 PAVING: 56%
 LANDSCAPING: 10%
 GRAVEL: 20%
PARKING REQUIREMENTS:
 60 PARKING SPACES REQUIRED (120 EMPLOYEES MAX)
 118 PARKING SPACES PROVIDED
GROUND COVER
 YARD: 8" of 2" minus granular structural fill no geofabric
 CONCRETE PAVING: 8" of 5,000 psi concrete o/ 10" top course/base
 STANDARD DUTY ASPHALT: 3" asphalt over 6" top course/base
 HEAVY DUTY ASPHALT: 4" asphalt over 8" top course/base
 *Top course is 3/4" minus base course is 1-1/4" minus
 Open for contractor to use what is least expensive.

Building Area:

Total Building Area	126,191 ft²
Main Building:	
1st Floor	96,280 ft ²
2nd Floor Break/Locker	2,800 ft ²
2nd Floor Office/Training	7,346 ft ²
Total	106,426 ft²
Rental Building:	
Rental Shop	7,225 ft ²
1st Floor Office	1,750 ft ²
2nd Floor Office	1,000 ft ²
Total	10,725 ft²
Wash & Paint Building:	
Wash Bay	3,600 ft ²
Wash Equipment	260 ft ²
Prep & Paint	4,500 ft ²
Total	8,360 ft²
Yard Buildings:	
Yard Attendant	600 ft ²
Yard Shack	80 ft ²
Total	680 ft²

YARD EQUIPMENT
 Dockzilla Loading Dock
 Compactor: 12'-0" x 40'-0" pad
 Baler: 10'-0" x 6'-0"
 Yard Shack: 8'-0" x 10'-0"
 Power 100 amp
 Data
 Extra Conduit
 Fuel Station
 10,000 gallon tank
 (2) 18'x40' pads
 Yard Attendant
 Power, Data, Water, Sewer
SECURITY
 Sliding Gates: Bi-parting
 Man-Gates: Secure (Turnstyle)
 Wrought Iron Gate (Curved Top) Match to Camping World
 Emergency Vehicle Access Control



MARK	DATE	DESCRIPTION

Glancey ♦ Rockwell & Associates
 Architecture • Planning
 1257 West River Street, suite 110 | Boise, Idaho 83702
 p. 208-345-0566 | e. office@grboise.com

Western States - Liberty Lake
 Proposed Retail, Rental and Repair Facility
 Liberty Lake, Washington

COPYRIGHT 2020
 DRAWN BY: RM
 CHECKED BY: JG
 SCALE: AS NOTED
 DATE: 6/10/2020
 PROJECT NO: 19025

SHEET TITLE

Site Plan
A-0.01

1st Floor
 SCALE: 1" = 50'



SEPA CHECKLIST

Liberty Lake Planning & Building Services
22710 E. Country Vista Drive, Liberty Lake WA 99019
Phone: (509) 755-6707 Fax: (509) 755 6713
Website: www.libertylakewa.gov

City Development Code Article 10-6A, Environmental Ordinance

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 impact 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 or 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 help 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 NON-PROJECT 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 & file #, if applicable:	Western States CAT Facility
2.	Name of applicant:	Owner: Western States CAT Architect: Glancey Rockwell and Associates
3.	Address and phone number of applicant:	Glancey Rockwell: 1257 w River St ste 110 Boise, ID 83702
4.	Name of contact person:	Ryan McColly
5.	Address and phone number of contact person:	1257 w River St ste 110 Boise, ID 83702 (208)345-0566
6.	Date checklist prepared:	5/11/2020 Existing environment: Vacant Site Development Impacts Anticipated
7.	Agency requesting checklist:	Department of Ecology State of Washington
8.	Proposed timing or schedule (including phasing, if applicable):	Site and building construction anticipated to begin August 1 2020 and to end Feb 1 2022
9.	a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.	There are no plans for future expansion
	b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.	No
10.	List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.	Site Survey and geotech report attached in email.
11.	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
12.	List any government approvals or permits that will be needed for your proposal, if known.	

Building Permit and all associated building and site construction permits needed from Liberty Lake

13. Give a 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.

Site will be used to house a new Western States CAT facility used for maintinting and renting CAT equipment. The site is 29.85 acres with approximatley 127,364 square feet of building. The current site is vacant. There will be approximatley 178 parking spaces.

14. 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.

Parcels 55171.1702, 55171.1703, 55171.1704. City of Liberty Lake, WA
Site is located at the end of Cataldo ave. N Harvest Pkwy also provides access to the site

15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).

Site is in the PLS Township area and in a Well Head Protection Area

B. ENVIRONMENTAL ELEMENTS:

1. EARTH

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other:

Flat

b. What is the steepest slope on the site (approximate percent slope)? site slope is less than 1%

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.

Silty sand with gravel, topsoil at ground surface.

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.

The site will have balanced cut and fill. Aggregate fill from local pits will be imported to provide structural base for building and paving

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

Yes wind and water erosion could occur as result of construction. Erosion to occur would be typical of any similar construction on a flat site.

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

70%

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

SWPP will be developed and followed. Site design will incorporate best practices for water mitigation and erosion control.

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.

Construction:

Dust, Automobile, General Construction Activity

Operation:

Dust, Automobile, Heavy Equipment, Painting

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:

All painting will be done in code compliant paint booths, Welding areas will be contained and filtered as required, the site will be paved in places to reduce dust. Site will include several electric vehicle charging stations to reduce automobile emissions.

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 nearby surface water bodies exist. The Spokane River is located approximately 0.6 miles from the site.

<p>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.</p> <p>No</p>
<p>3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.</p> <p>N/A</p>
<p>4) Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.</p> <p>No</p>
<p>5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.</p> <p>No</p>
<p>6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.</p> <p>No</p>
<p>b. Ground:</p>
<p>1) Will groundwater be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.</p> <p>No</p>
<p>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.</p> <p>None-connected to public utilities.</p>
<p>3) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water 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 materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).</p> <p>N/A</p>
<p>4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above-ground or underground storage tanks? If so, what types and quantities of materials will be stored?</p>

Diesel fuel, Unleaded Gasoline, Hydraulic Fluid, Oil, Oil based lubricants, and Paints will be stored on site. In quantities sufficient for vehicle service, and repair

5) What protective measures will be taken to ensure 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 described in 3b(2) and 3b(3)?

All chemical operations will be done in contained environments and all chemicals will be stored and used in compliance with all state, local and federal regulations. Above ground EPA compliant Dual Walled Monitored Tanks will be used. Chemicals will be stored in compliant cabinets and containers. Where large amounts of chemicals and fuels are stored spills will be contained by a curb and pan.

c. Water Runoff (including storm water)

1) Describe the source of runoff (including storm water) 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 from the site will be comprised of stormwater. Stormwater runoff will be collected via catch basins, curb inlets, and swales for conveyance to stormwater infiltration BMP's such as bio-infiltration swales or drywells. Infiltration facilities will be designed to accommodate the 10-year, 24-hour storm with overflow to an approved City of Liberty Lake storm system or natural drainage feature for flows above the 10-year rate. All stormwater originating from impervious surfacing will be completed in accordance with Spokane Regional Stormwater Manual and Stormwater Management Manual for Eastern Washington.

2) 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 storm water disposal system discharging to surface or groundwater?

No

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

Site is within a wellhead protection area. All runoff will be contained and treated on site.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).

All water runoff will be contained on site

4. PLANTS

a. Check types 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 lily, eelgrass, milfoil, other
- other types of vegetation:

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

pastrue

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

Landscaping will include the use of native plants. 10% of the site will be landscaping. See attached siteplan

5. ANIMALS

a. Check any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk heron eagle songbirds other:

mammals: deer bear elk beaver other: Fieldmice

fish: bass salmon trout herring shellfish other:

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.

No

d. Proposed measures to preserve or enhance wildlife, if any:

Landscaping and trees

6. ENERGY AND NATURAL RESOURCES

<p>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.</p> <p>electric and natural gas for heating and cooling as well as for operations.</p>
<p>b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.</p> <p>No</p>
<p>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:</p> <p>Energy efficient LED light fixtures, electric vehicle charging stations, Passive Solar strategies, Anaerobic digester treatment of wash rack water, High efficiency plumbing fixtures, high efficiency HVAC equipment w/ ERV, daylighting, continuous insulation and CLT wood panels.</p>
<p>7. ENVIRONMENTAL HEALTH</p>
<p>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.</p> <p>Yes Paint and Petroleum based products will be used</p>
<p>1) Describe special emergency services that might be required.</p> <p>N/A</p>
<p>2) Proposed measures to reduce or control environmental health hazards, if any:</p> <p>N/A</p>
<p>b. Noise</p>
<p>1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?</p> <p>Traffic from adjacent Interstate 90.</p>
<p>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.</p> <p>All activities to occur primarily during standard business hours</p> <p>Short term: Construction Traffic and operation</p> <p>Long Term: heavy machinery maintenance and operation</p>

<p>3) Proposed measure to reduce or control noise impacts, if any: Landscaping along street and enclosed maintenance areas, proximity</p>
<p>8. LAND AND SHORELINE USE</p>
<p>a. What is the current use of the site and adjacent properties? Vacant</p>
<p>b. Has the site been used for agriculture? If so, describe. No</p>
<p>c. Describe any structures on the site. None</p>
<p>d. Will any structures be demolished? If so, which? N/A</p>
<p>e. What is the current zoning classification of the site? RD-C</p>
<p>f. What is the current Comprehensive Plan land use designation of the site? Freeway Commercial</p>
<p>g. If applicable, what is the current shoreline master program designation of the site? N/A</p>
<p>h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. No</p>
<p>i. Approximately how many people would reside or work in the completed project? 150 employees and customers</p>
<p>j. Approximately how many people would the completed project displace? 0</p>
<p>k. Proposed measures to avoid or reduce displacement impacts, if any: N/A</p>
<p>l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:</p>

Proposal is compatible	
9.	HOUSING
	<p>a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.</p> <p>0</p>
	<p>b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.</p> <p>0</p>
	<p>c. Proposed measures to reduce or control housing impacts, if any:</p> <p>N/A</p>
10.	AESTHETICS
	<p>a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?</p> <p>50'-0"</p>
	<p>b. What views in the immediate vicinity would be altered or obstructed?</p> <p>None</p>
	<p>c. Proposed measures to reduce or control aesthetic impacts, if any:</p> <p>Building will comply with Liberty Lake Design Review aesthetics. HVAC and Mechanical units will be screened as well as trash and recycling enclosures. Vehicle maintenance will be conducted in an enclosed environment. Building is oriented to conceal vehicle service bays from primary views.</p>
11.	LIGHT AND GLARE
	<p>a. What type of light or glare will the proposal produce? What time of day would it mainly occur?</p> <p>Parking Lighting and Building lighting primarily between dusk and dawn.</p>
	<p>b. Could light or glare from the finished project be a safety hazard or interfere with views?</p> <p>No</p>
	<p>c. What existing off-site sources of light or glare may affect your proposal?</p> <p>Interstate headlights and adjacent buildings</p>
	<p>d. Proposed measures to reduce or control light and glare impacts, if any:</p>

All parking lights will be shielded and exterior lights will face toward the building and/or away from the interstate.

12. RECREATION

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

none

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:

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.

No

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

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.

Cataldo Ave will be extended across the south of the property and will have an additional 5 curb cuts providing access. Harvest Parkway will also provide access to the site. Site will be adjacent to but not directly connected to Interstate 90

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No

c. How many parking spaces would the completed project have? How many would the project eliminate?

178 spaces and none 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).

Yes the proposed project will extend Caltaldo street adjacent to the south property line. Street improvements will be included. Cataldo is a public road.

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 volumes would occur.

600 peak volume during buisness hours of 9am-5pm.

g. Proposed measures to reduce or control transportation impacts, if any:

Large curb cuts for quick and smooth entry to site.

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.

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:

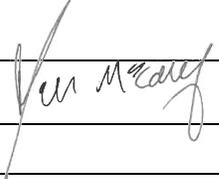
electricity natural gas water refuse service telephone sanitary sewer
 septic system other:

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.

Electricity-Avista, Natural Gas-Avista
Electricity, telephone and natural gas are not currently provided on site. These utilities will be extended from existing location to site

C. SIGNATURE

I, the undersigned, swear under the 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.

Proponent: Ryan McColly-Glancey Rockwell and Associates			
PRINT NAME		SIGNATURE	
Proponent Address: 1257 W River St suite 110	Boise	ID	83702
STREET ADDRESS	CITY	STATE	ZIP
Proponent Phone: (208)345-0566	Proponent Fax:		
Person completing the form: Ryan McColly			
Phone: (208)345-0566	Date: 05/09/2020		

FOR PLANNING & BUILDING SERVICES USE ONLY

Staff Member(s) Reviewing Checklist:

Date Checklist Reviewed

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

- A. Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET - PART D