

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. B2004251SEPA

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

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

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project: **124 S. Wall**
2. Applicant: **Jordan Tampien - 124 S WALL STREET PARTNERS LLC**
3. Address: **915 W. 2nd Avenue**
City/State/Zip: **Spokane, WA 99201**
Phone: **509-413-1956**
Agent or Primary Contact: **Sam Shastany – DCI Engineers**
Address: **707 W. Second Avenue**
City/State/Zip: **Spokane, WA 99201**
Location of Project:
Address: **124 S. Wall**
Section: **19** Quarter: **2** Township: **25N** Range: **43E**
Tax Parcel Number(s): **35192.5336**
4. Date checklist prepared: **March 12, 2020**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable):
Permit documents for the project are anticipated to be completed by May 2020, with construction following through the summer.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
None anticipated.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None known.
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.
None known.
10. List any government approvals or permits that will be needed for your proposal, if known.
Local City or County Permits:
 - **Building Construction Permit**
 - **SEPA**
 - **Fire Safety Equipment Permits**
 - **Electrical Permit**
 - **Mechanical Permit**
 - **Utilities Permits**
 - **Street Use Permit**
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 project includes the renovation of a 6-story above grade (plus partial basement) mixed use building. The building site is located on a total of approximately 0.27 acres. The building will include commercial space on the first floor (approximately 4,200 square feet). Affordable housing will be provided on all 6 floors (approximately 83 units).

12. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.
The project is located at 124 S. Wall Street in Spokane, Washington. The project site is bounded to the east by Wall Street, to the north by an alley, to the west by Hotel Ruby, and to the south by the railroad viaduct. See attached vicinity map and site plan.
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 proposed action lies within the City limits of Spokane. The property is served by the City of Spokane public sewer and it does not lie within an aquifer sensitive 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).
Stormwater from the mixed use building roof will be piped to a detention tank and released to the City's combined sewer system at a rate of 0.05 cubic feet per second. There will be no discharging of fluids into the ground.
- (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?
None anticipated.
- (3) 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.
N/A
- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?
None anticipated.
- b. Stormwater
- (1) What are the depths on the site to groundwater and to bedrock (if known)?
Not known at this time.
- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts.
No, stormwater will be discharged into the City's combined sewer system.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

- Flat Rolling Hilly Steep slopes Mountainous
Other:

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

The existing building is built out to property lines. There are some significant slopes (greater than 10%) in the adjacent alley.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils on the site typically consist of gravelly substratum per the NRCS web soil survey.

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

None known.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill:

The only anticipated earthwork is from any utility work, specifically a water main extension from 1st Avenue. No significant fill or excavation is anticipated.

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

Yes, typical construction related erosion may occur on-site. Erosion control measures (silt fence, inlet protection, etc.) will be implemented throughout the project.

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

A majority of the site (95% or more) will be impervious after project construction, with the exception of any street trees.

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

Implementation of an approved erosion control plan during construction including watering and sediment barriers. Sediment and erosion control certified personnel will be required to approve and supervise the work. Long term erosion will be minimal because the site will be mostly impervious.

2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The Proposed Action could result in localized increases in vehicular emissions due to construction activities and increased vehicular traffic associated with the proposed development. No other known.

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

No offsite sources of emissions or odors that may affect the proposed project have been

identified.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
Truck loads and routes would be monitored to minimize dust-related impacts and will avoid prolonged periods of vehicle idling.

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
There are no surface water bodies located on the project site. The Spokane River is located approximately 0.35 miles to the north of the project site.
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
No.
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.
It is not anticipated that the proposed project will require surface water withdrawals or diversions.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
The proposed project does not lie within the 100-year floodplain.
- (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.
The proposed project does not involve any discharging of waste materials to surface waters.

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
This project will not draw groundwater from a well for drinking water.
- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.
This project will not discharge waste material into the ground.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Runoff from this site will come from the impervious roof of the structure. This runoff will be routed to a detention tank in the building and be released to the City's combined sewer system at a controlled rate of 0.05 cfs.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.
None anticipated.

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

No significant alterations to drainage patterns are anticipated.

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

All runoff from the site will be released to the City's combined sewer system at a controlled rate. The building will have a detention tank for roof runoff flow control.

4. Plants

- a. Check the type of vegetation found on the site: **No significant vegetation exists on the site.**

Deciduous tree: alder maple aspen

Other:

Evergreen tree: fir cedar pine

Other: Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

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

No significant vegetation exists on the site.

- c. List threatened and 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:

Street trees will be added to the front of the building in conformance with the City Standards.

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

None known.

5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are

known to be on or near the site:

Birds: hawk heron eagle songbirds

Other:

Mammals: deer bear elk beaver

Other:

Fish: bass salmon trout herring shellfish

Other:

Other (not listed in above categories):

- b. List any threatened or endangered animal species known to be on or near the site.

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.

- e. List any invasive animal species known to be on or near the site.

No invasive plant or animal species are known to occur on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas are the primary sources of energy that would serve the proposed development. During operation, these energy sources would be used for project heating, cooling, cooking and hot water.

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

The building will not be any taller than it currently exists, so it will not impact potential use of solar energy.

- 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:

The proposed project will comply with the Washington State Energy Code with further energy conservation measures including high performance glazing systems, and water conservation measures.

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.

Typical hazards associated with a mixed-use building are anticipated and not anticipated to be significant.

(1) Describe any known or possible contamination at the site from present or past uses.

None known.

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

(3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

During construction some minor amounts of fuel, solvents and other construction related chemicals may be temporarily stored on site in accordance with applicable regulations.

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

No special emergency services are anticipated as a result of the proposed project. As is typical of urban development, it is possible that normal fire, medical, and other emergency services may be needed from the City of Spokane.

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

Hazardous materials that may be encountered during demolition would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. NOISE:

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

The site is located along a road that gets moderate two-way traffic during the day. Noise from locomotive train engines was infrequent and did not raise the overall hourly averages contributing to noise levels at the site. Some mitigation to the exterior assemblies are recommended to achieve sufficient noise reduction to the interior spaces of 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.

Construction-related noise would occur as a result of onsite construction activities from the proposed project. This noise would include onsite construction activities, noise at construction staging areas, and construction-related traffic noise.

The hours of construction equipment noise would be dictated per local ordinance.

Once the proposed project is operational, no significant long-term noise impacts would occur. Indirect noise impacts resulting from the proposed project may include noise associated with vehicles operating in and around the project.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically the construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM. If extended construction hours are necessary, the applicant would seek approval in advance. However, the need for extended construction hours is not anticipated.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land

uses on nearby or adjacent properties? If so, describe.

The current site is a vacant building (previously used as warehouse space). The proposed project will make the building mixed-use, but should not impact the land use of nearby or adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The site has not been used for agriculture or forestry.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

The site contains an existing building.

- d. Will any structures be demolished? If so, which?

No, the existing building will remain and be renovated.

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

The current zoning classification of the site is downtown core.

- f. What is the current comprehensive plan designation of the site?

The comprehensive plan designation of the site is 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 by the city or the county? If so, specify.

No.

- i. Approximately how many people would reside or work in the completed project?

90+/-

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

None, the existing facility is vacant.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed project will meet all building code and zoning requirements by the City of Spokane.

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

N/A

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **83 units of affordable, market-rate housing.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.
None.
- c. Proposed measures to reduce or control housing impacts, if any:
There will be no negative housing impacts.

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?
The tallest building height will be at approximately 75', which is the existing overrun/penthouse. The building material will be existing brick/stucco which will be painted.
- b. What views in the immediate vicinity would be altered or obstructed?
The building will not alter any views beyond the existing conditions.
- 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?
The proposed project will generate some light from the interior during night hours, night lighting in the interior or from the parking garage, and glare from reflective window surfaces during the day. No significant light and/or glare impacts from vehicles entering the site are anticipated. In general, light and glare from the proposal is not anticipated to adversely affect adjacent land uses.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Any off-site sources of light or glare from vehicles or nearby buildings are not anticipated to affect the proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
The proposed street trees would minimize reflective glare-related impacts to pedestrians, motorists, and nearby residents. All exterior lighting would be shielded to minimize spillage beyond the project site.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Downtown recreational opportunities will be available within walking distance from the site.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No. The site of the proposed project is not currently in use for any recreational activities. The

proposed project would not adversely impact any existing recreational activities.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
Recreational opportunities will not be impacted by this project.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.
The site does not contain any historic buildings.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There is no known evidence of archaeological or scientific importance on or adjacent to the site. There are no City of Spokane designated landmarks or buildings potentially eligible for designation due to evidence of historical or cultural importance.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
If any evidence of cultural or historic artifacts are discovered during construction, the contractor will reach out to all applicable parties.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required
N/A.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.
The site will be accessed by Wall Street to the east.
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop
There are multiple transit stops for Spokane Transit Authority within a block of the project site. There is a stop at the intersection of Wall Street and 1st Avenue, as well as along Wall Street to the south of the project.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
Parking for the proposed project will match existing conditions, with 3 on-street parking stalls adjacent to the project site.
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).
The project frontage will likely be replaced for aesthetic purposes.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
This project will not use water, rail, or air transportation. An existing railroad line exists adjacent to the south of the project.
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?
(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)
The ITE Trip Generation Manual, 10th Edition was used to estimate the number of trips generated by the proposed project. The commercial space (assumed land use 820) is estimated to generate approximately 159 total trips on a weekday (24 hours) with approximately 4 trips during the AM peak hour and 16 trips during the PM peak hour. The mid-rise apartments (Land Use 221) are estimated to generate approximately 452 total trips on a weekday (24 hours) with approximately 30 trips during the AM peak hour and 37 trips during the PM peak hour.
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.
No, the proposal will not interfere with, affect, or be affected by the movement of agriculture and forest products on roads or streets in the area.
- h. Proposed measures to reduce or control transportation impacts, if any:
N/A.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
The project will generally require the same public services as the existing conditions. No significant change is anticipated to required public services.
- b. Proposed measures to reduce or control direct impacts on public services, if any:
No proposed measures are anticipated at this time.


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:

Avista Utilities will be providing natural gas and power for the project site. The City of Spokane will be providing water (fire and domestic), refuse service, and sanitary sewer service. Centurylink will be providing telecommunication services.

C. SIGNATURE

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

Date: March 12, 2020 Signature: 

Please Print or Type:

4. Proponent: Jordan Tampien Address: 915 W. 2nd Avenue
Phone: 509-413-1956 Spokane, WA 99201

Person completing form (if different from proponent): Sam Shastany – DCI Engineers
Phone: 509-227-5735 Address: 707 W. 2nd Avenue, Spokane, WA 99201

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
