



File No. EA2022-102

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Development of two (2) retail buildings with associated off-street parking and utilities.

Proponent: Kurt Yoder, PE/Project Engineer
BHC, Inc.
7101 College Blvd., Suite 400
Overland Park, KS 66210

Location of Proposal: The project will occur at 924 George Washington Way, within the City of Richland, Washington.

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

(**X**) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

() This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

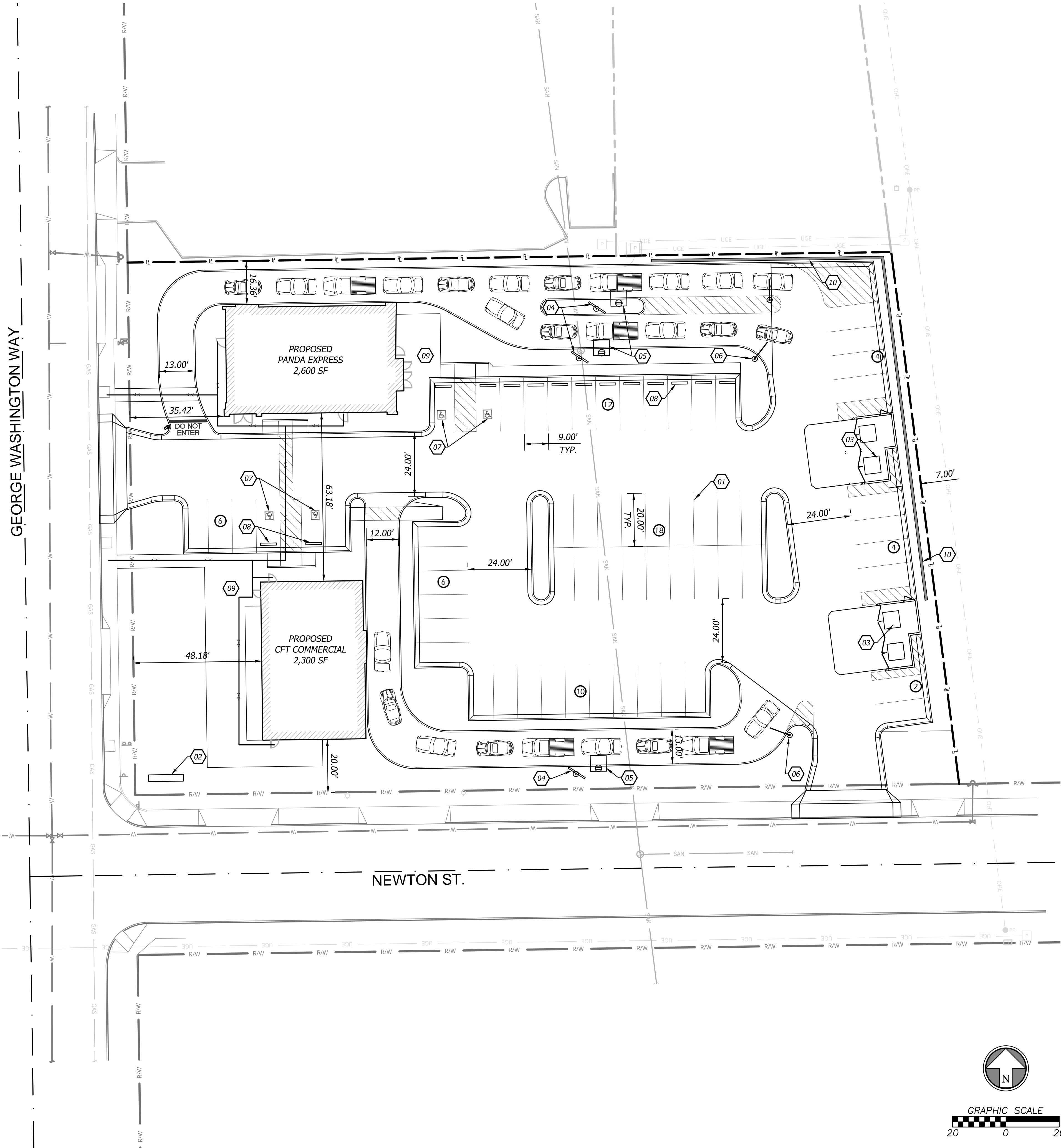
Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: February 3, 2022

Signature 



SITE DATA

SITE	
SITE AREA:	1.37 AC 59,601 SF
BUILDING	
BUILDING AREA:	2,600 SF (4.4%)
BUILDING AREA:	2,300 SF (3.9%)
PARKING	
PARKING PROVIDED:	58 STANDARD 4 HANDICAP (2 VAN)

ZONING

CBD (CENTRAL BUSINESS DISTRICT)

PROPERTY

924 GEORGE WASHINGTON WAY
RICHLAND, WA 99352

PARCEL ID #111981020635001

DEVELOPER

CFT NV DEVELOPMENTS LLC
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CONSTRUCTION NOTES

- 01 LEAD FREE, WATER-BORNE EMULSION BASED TRAFFIC PAINT FOR PARKING LOT STRIPING (WHITE ON ASPHALT & YELLOW ON CONCRETE).
- 02 MONUMENT SIGN
- 03 PROPOSED TRASH ENCLOSURE
- 04 MENU BOARD
- 05 SPEAKER BOX
- 06 DRIVE THRU CLEARANCE BAR
- 07 ADA PARKING AREA. 2% MAXIMUM SLOPE IN ANY DIRECTION
- 08 RUBBER WHEEL STOPS
- 09 CONCRETE SIDEWALK
- 10 SMALL BLOCK RETAINING WALL. MAX 4 FT HIGH.

SITE LEGEND

- 0 PARKING STALL COUNT
- PROPOSED BUILDING
- CURB WITH NO GUTTER
- STANDARD CURB & GUTTER
- RETAINING WALL
- ACCESSIBLE ADA ROUTE



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

REVISIONS:

ISSUE DATE:

DRAWN BY:

PANDA PROJECT #: S8-22-D8654
PANDA STORE #: -
ARCH PROJECT #: 21044.020

khckloverarchitect
8813 Penrose Lane, Suite 400,
Lenexa, KS 66219
ph: 913.649.8181 • fx: 913.649.1275

PANDA EXPRESS

TRUE WARM & WELCOME
924 GEORGE WASHINGTON WAY
RICHLAND, WA 99352

CONCEPTUAL SITE PLAN

C1

January 14, 2022

Public Works
City of Richland
625 Swift Blvd
Richland, WA 99352

Re: Traffic Memo for 924 George Washington Way, Richland, WA

BHC has been asked to review the traffic impact of a proposed redevelopment at 924 George Washington Way in Richland, WA. The development involves replacing a former City Buffet restaurant with a Panda Express drive-thru restaurant and future drive-thru restaurant.

EXISTING CONDITIONS

The existing site is a vacant City Buffet. The land area of the site is 1.37 acres. The site is at the northeast corner of George Washington Way and Newton Street. This intersection is a 3-way intersection with a west-bound stop sign on Newton Street. George Washington Way is a 4-lane principal arterial with a center turning lane. About 150 ft to the east of the site is Amon Park Dr, which goes along the Columbia River.

Approximately 500 ft north of the site, Swift Boulevard intersects George Washington Way at a tee intersection. There is a traffic light at this intersection. Swift Boulevard is a 4-lane minor arterial. Approximately 1000 ft south of the site, Knight Street intersects George Washington Way at a 4-way intersection. There is a traffic light at this intersection. Knight Street is a 4-lane collector. See Figure 1 for the project location.

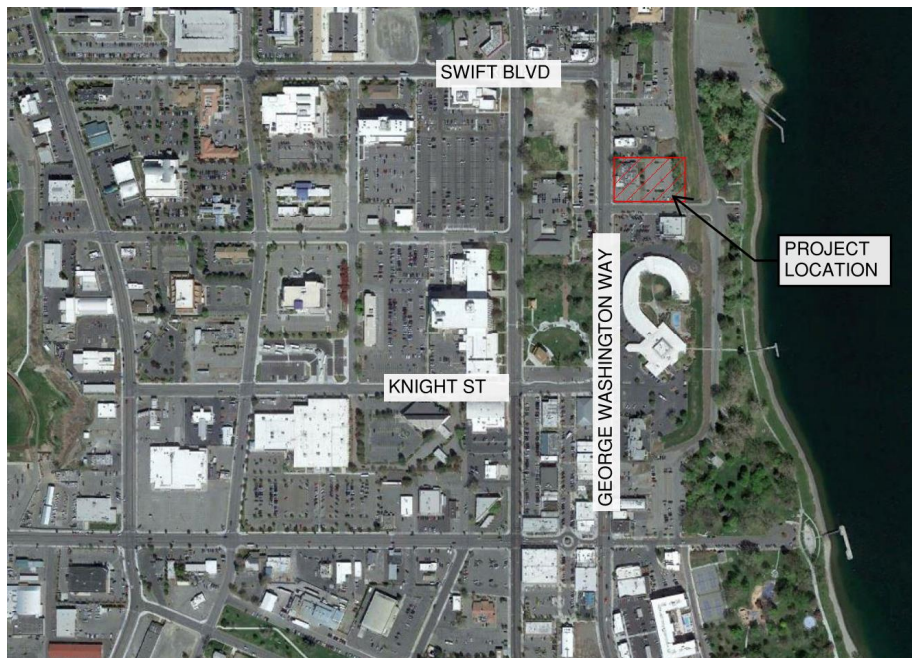


Figure 1: Project Location



913.663.1900



ibhc.com



7101 College Blvd., Ste.
400

PROPOSED CONDITIONS

The proposed north half of the site is a 2600 sf Panda Express with drive thru and associated parking. The south half of the site is currently projected to consist of a 2300 sf drive thru restaurant with connecting access to Newton Street. Access is also proposed along George Washington Way. The site layout can be seen below in Figure 2.

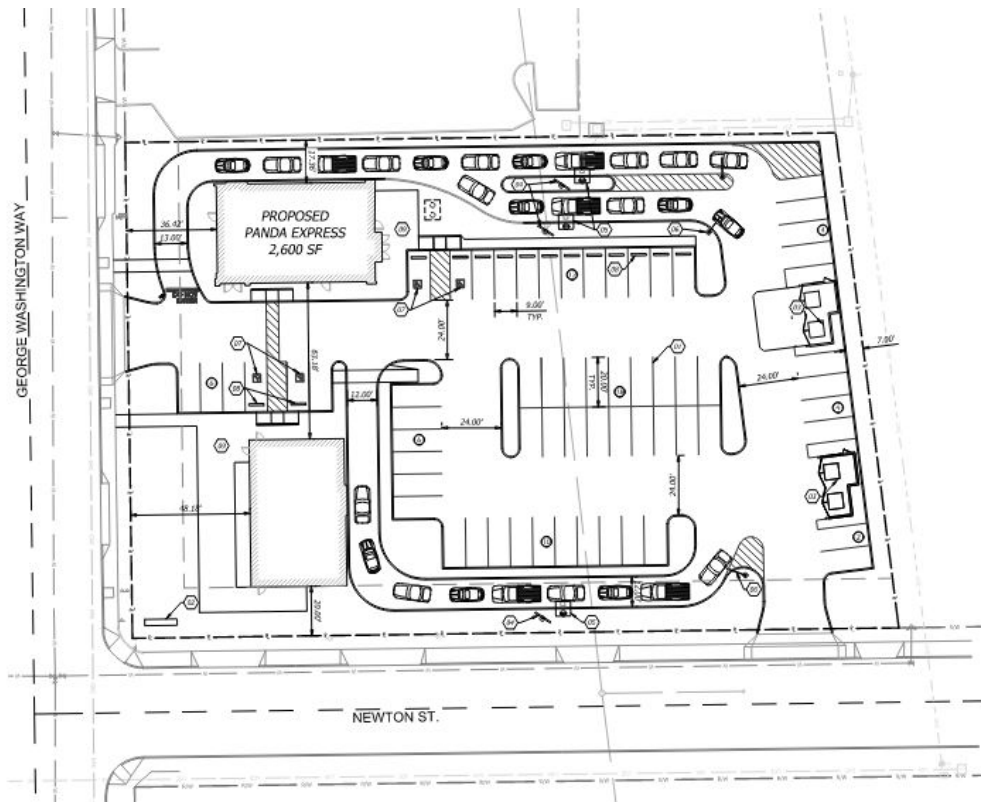


Figure 2: Proposed Site Layout



913.663.1900



ibhc.com

BHC is a Trademark of Brungardt Honomichl & Company, P.A.



7101 College Blvd., Ste.
400

ITE TRIP GENERATION

A trip generation analysis was performed using the ITE TripGen web-based app. The 10th edition of the ITE Trip Generation Manual was used. The land use code used for the existing City Buffet site was 932 – High Turnover (Sit-Down) Restaurant. The land use code selected for the proposed uses is 934 – Fast-Food Restaurant with Drive-Through Window.

It should be noted that Panda Express does not operate during the AM peak hour. The hours of operation for the other restaurant are not known at this time.

The number of trips generated may be seen in Table 1 for the existing AM peak hour and PM peak hour.

Table 1 – Existing Trip Generation							
					Trip Ends		
ITE Code	ITE Land Use	Variable	Value	Avg. Rate	Total	Enter	Exit
AM Peak Hour (7-9 AM)							
932	High-Turnover (Sit-Down) Restaurant	Per 1000 SF	8000	9.94	80	44	36
			Total Trips		80	44	36
PM Peak Hour (4-6 PM)							
932	High-Turnover (Sit-Down) Restaurant	Per 1000 SF	8000	9.77	78	48	30
			Total Trips		78	48	30

The number of proposed trips for the AM and PM peak can be seen in Table 2.

Table 2 – Proposed Trip Generation							
ITE Code	ITE Land Use	Variable	Value	Avg. Rate	Trip Ends		
					Total	Enter	Exit
AM Peak Hour (7-9 AM) Panda Express does not operate during the AM peak							
934	Fast-Food Restaurant with Drive-Through Window	Per 1000 SF	2600	N/A	0	0	0
934	Fast-Food Restaurant with Drive-Through Window	Per 1000 SF	2300	40.19	92	47	45
			Total Trips		92	47	45
PM Peak Hour (4-6 PM)							
934	Fast-Food Restaurant with Drive-Through Window	Per 1000 SF	2600	32.67	85	44	41
934	Fast-Food Restaurant with Drive-Through Window	Per 1000 SF	2300	32.67	75	39	36
			Total Trips		160	83	77

Table 3 illustrates the overall trip AM and PM peak hour generation differences between the existing and proposed land uses.

Table 3			
AM Peak Hour (7-9 AM)	Total	Enter	Exit
Existing Trip Generation	80	44	36
Proposed Trip Generation	92	47	45
Difference	+12	+3	+9
PM Peak Hour (4-6 PM)			
Existing Trip Generation	78	48	30
Proposed Trip Generation	160	83	77
Difference	+82	+35	+47

Table 3 indicates there is expected to be an additional 82 vehicle trips in the PM peak hour, +35 entering and +47 exiting the site, these numbers represent additional traffic to the existing street network. For the purpose of keeping this traffic analysis simple, an ITE pass-by rate will not be applied; but could be, further reducing the projected peak hour difference.

TRIP DISTRIBUTION

It is assumed that 60% of the site generated entering/exiting traffic will come from the south on George Washington Way. Therefore, the remaining 40% will come from the north on George Washington Way. Very minimal traffic is expected to come from the east on Newton Street.

CONCLUSION

The proposed site uses are expected to add an additional 12 trips in the AM peak and 82 trips in the PM peak as shown in Table 3. These trips were further defined as entering and exiting with a 60/40 distribution applied on George Washington Way. There is a lot of existing traffic capacity on George Washington Way as it is already a 4-lane arterial with a center turn lane.

This analysis reveals that the largest impact of the proposed site to any of the existing streets would be an additional 82 PM trips to George Washington Way. We do not anticipate that volume increase will have any significant impact to the street network.

If there are any questions regarding this traffic memo, please contact me at your convenience at 913-905-1567 or kurt.yoder@ibhc.com.

Sincerely,



Kurt Yoder, PE
Project Engineer
BHC

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: CFT Multi-Tenant

2. Name of applicant: Kurt Yoder

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

7101 College Blvd, Suite 400
Overland Park, KS 66210
913-905-1567

4. Date checklist prepared: 1/12/2022

5. Agency requesting checklist: City of Richland, WA

6. Proposed timing or schedule (including phasing, if applicable): 06/2022-03/2023. The southern building will likely not be built for a few years. Timing is unknown for the southern building.

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

- There will be a future retail building to be constructed at a later date

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

- Unknown

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

- No

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

State land disturbance 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. (Lead agencies may modify this form to include additional specific information on project description.)

- The proposed site will be a new retail building. The new building will be a Panda Express with all new parking. There will be room for an additional retail building to be built at a later date.

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 applications related to this checklist.

- T9N R28E, Section 11. 924 George Washington Way, Richland, WA 99352. The site is located on the northeast corner of George Washington Way and Newton St.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

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

40%

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.

- Finley fine sandy loam

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
 - No
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.
 - No fill shall be needed due to the flat nature of the site. If needed, fill will come from on site.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
 - No
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
 - 83%
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
 - None

2. Air [\[help\]](#)

- a. What types 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.
 - Unknown
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
 - None
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
 - None

3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
 - No
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
 - No
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
 - Not Applicable
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
 - Not Applicable

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

- No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

- No

b. Ground Water: [\[help\]](#)

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.

- No

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.

- None

c. Water runoff (including stormwater):

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.

- Storm water will be directed on site to the existing (and future proposed) storm water systems.

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

- No

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

- No

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. **Plants** [\[help\]](#)

a. Check the 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
- ☐ 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?

- *Some shrubs and trees will be removed during construction and replaced with new landscaping.*

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

- *None*

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

- *New landscaping on the south/southwest corner of site. Grass will remain on all sides of the site. See site plan*

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

- *None*

5. Animals [\[help\]](#)

a. 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. - *None*

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

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

- *None on site; potentially pygmy rabbit in the extended region near the site*

c. Is the site part of a migration route? If so, explain.

- *Richland falls within the Pacific Flyway*

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.

- *None*

6. Energy and Natural Resources [\[help\]](#)

- 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.

- *All existing utilities will remain in use on site. Electric and natural gas will be used.*

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

- *No*

- c. What kinds of energy conservation features are included in the plans of this proposal?
List other proposed measures to reduce or control energy impacts, if any:

- *None*

7. Environmental Health [\[help\]](#)

- 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.

- *No*

- 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 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.

- *Construction materials expected to be on-site include concrete, paints, asphalts, fertilizers, petroleum based products, and cleaning solvents*

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

- *Potential fire*

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

- *A stormwater pollution prevention plan will be prepared and implemented during construction to address any potential environmental hazards.*

b. Noise

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

- *None*

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

- *Short-term noise will be created due to construction*

- 3) Proposed measures to reduce or control noise impacts, if any:

- *Work will be performed during daylight hours.*

8. Land and Shoreline Use [\[help\]](#)

- 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.
- Current site is a vacant retail building with adjacent retail buildings are restaurants. New site will not affect these 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?
- No
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
- No
- c. Describe any structures on the site.
- Existing building and parking lot
- d. Will any structures be demolished? If so, what?
- Existing building and parking lot will both be demolished
- e. What is the current zoning classification of the site?
- Community Business District
- f. What is the current comprehensive plan designation of the site?
- Community Business District
- g. If applicable, what is the current shoreline master program designation of the site?
- Not Applicable
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- No
- i. Approximately how many people would reside or work in the completed project?
- 10
- j. Approximately how many people would the completed project displace?
- None
- 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 project will fit the commercial zoning district, which it is in.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
- *Not Applicable*

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- *Not Applicable*
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- *Not Applicable*
- c. Proposed measures to reduce or control housing impacts, if any:
- *Not Applicable*

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
- *26'; EIFS, stone, and storefront glass*
- b. What views in the immediate vicinity would be altered or obstructed?
- *None*
- b. Proposed measures to reduce or control aesthetic impacts, if any:
- *Not Applicable*

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- *Light would be produced from parking lot lights at night time.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- *No*
- c. What existing off-site sources of light or glare may affect your proposal?
- *None*
- d. Proposed measures to reduce or control light and glare impacts, if any:
- *Lights will have guards, as needed, to prevent light spillover onto adjacent properties.*

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- Several parks and walking trails
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
- None

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
- No
- 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.
- None
- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
- None
- 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.
- Not Applicable

14. Transportation [\[help\]](#)

- 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.
- Public streets that access the site include George Washington Way and Newton St. Entrances will be provided off of each street. See site plan
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?
- The site is approximately 3 blocks from the nearest transit stop.
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?
- The new site would eliminate approximately 35 parking spaces

- 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).
- No
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- No
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?
- 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, generally describe.
- No
- h. Proposed measures to reduce or control transportation impacts, if any:
- Not Applicable

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.
- No
- b. Proposed measures to reduce or control direct impacts on public services, if any.
- Not Applicable

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.
- Existing utilities will remain on site, utility providers will connect existing utilities to the building according to the civil plans

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Kurt Yoder

Position and Agency/Organization Civil Engineer, BHC

Date Submitted: 01/14/2022

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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 the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks,

wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

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

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

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

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

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