

## ENVIRONMENTAL 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 the 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 question 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 to provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

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

### A. BACKGROUND

1. Name of proposed project, if applicable: *Arena Sports Mill Creek*
2. Name of applicant: *CSA Real Estate, LLC – Norm Gill*
3. Address and phone number of applicant and contact person:

Applicant:  
*Norm Gill*  
*CSA Real Estate, LLC*  
*502-551-1974*  
*9040 Willows Road, Suite 102*  
*Redmond, WA 98052*

Contact:  
*Tom Abbott Sr.*  
*LDC, Inc.*  
*425-806-1869*  
*14201 NE 200<sup>th</sup> St, #100*  
*Woodinville, WA 98072*

4. Date checklist prepared: *September 2016, Revised December 2016*
5. Agency requesting checklist: *City of Mill Creek*

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

*June 2017: Construction start*

*March 2018: Construction complete*

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

*No plans at this time.*

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

- Altmann Oliver Associates, LLC. 2005. *Wetland Delineation and Buffer Enhancement Report, Cedar Park Assembly of God, Mill Creek, Washington*
- Talasaea Consultants, Inc. 2012. *Review of John Altmann's 2004 Rating of an Off-property Wetland for the Cedar Park Church.* October 19, 2012.
- Talasaea Consultants, Inc. 2016. *Evaluation of Wetland Rating, Cedar Park Mill Creek Commercial Building, Mill Creek, Washington.* June 24, 2016.
- Talasaea Consultants, Inc. 2016. *Critical Area Report, Arena Sports Project, Mill Creek, Washington.* October 24, 2016.
- Robinson Noble. 2016. *Geotechnical Engineering Report, 13518 Bothell-Everett Highway.* June 30, 2016

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.

*Right-of-Way Permit and Building Permit, Clearing and Grading Permit, Conditional Use Permit, Binding Site Plan, SEPA Approval – City of Mill Creek NPDES Permit Coverage – Washington Department of Ecology*

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.)

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*The proposal will combine three existing parcels with the intent of creating a 84,721 sf commercial building providing indoor recreational opportunities. All existing structures will be removed. The proposed structure will be surrounded by 382 parking stalls. There will be a 50-ft wetland buffer near the western side of the property, a 25-ft landscape buffer along the western property boundary, and a 35-ft roadway buffer between the parking area and the Bothell-Everett Highway. Improvements will include the construction of water, sewer, storm drainage facilities, and other utility improvements to serve the site.*

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 applications related to this checklist.

*13518 Bothell-Everett Hwy, Mill Creek, WA 98012*

*Parcel Numbers: 28053100103400, 28053100103200, and 28053100104000*

*Portion of the NE ¼ of SEC. 31 TWP 28W RGE 5E W.M.*

## **B. ENVIRONMENTAL ELEMENTS**

### **1. Earth**

- 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)?

*Less than 20%*

- 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.

*The site is generally categorized as glacial till consisting of silty fine to medium sand with gravel and cobbles. – See attached geotechnical report prepared by Robinson Noble.*

- 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.

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AGENCY USE ONLY

*Grading including cut and fill is proposed. Every attempt is being made to balance cut and fill quantities. Therefore, on-site soils will be used as fill whenever possible. Approximately 22,000 cubic yards of cut and 22,000 cubic yards of fill are anticipated. Some imported fill material from an off-site source may be necessary. The source of imported fill is unknown at this time, but will be from a site approved by the geotechnical engineer.*

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

*Due to the clearing and grading of the site, erosion could occur. However, Best Management Practices (BMPs) will be implemented in order to minimize any erosion that may occur. Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated.*

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

*Approximately 80.9% of the total site will be covered with impervious surfaces after project completion, totaling 5.43 acres.*

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

*As indicated above, Best Management Practices will be implemented in order to minimize any erosion that may occur.*

## 2. Air

- a. What types of emissions to the air would result from this proposal (i.e. dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

*Dust and emissions from construction equipment during construction and automobile emissions from those visiting the facilities would likely be the only emissions to the air. Quantities are expected to be minimal, but we are unable to determine exact levels at this time.*

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

*Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.*

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

*Should construction activities be undertaken during the dry season, periodic*

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AGENCY USE ONLY

*watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by Washington State Department of Licensing.*

**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.

*There is a Category 4 wetland that slightly encroaches on the property in the western corner.*

- 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

*The wetland has a 50 foot buffer. A parking area will be constructed outside of this buffer and the wetland will not be disturbed. See the wetland report by Talasaea Consultants, Inc. for the detailed plan.*

- 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 the fill material.

*No impact is anticipated.*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

*None is anticipated.*

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

*No, according to FEMA Flood Map 53061C1330E and 53061C1040F the site is outside the 100-year flood zone.*

- 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.

*Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system) would be collected by the storm drainage system. Required water quality BMP's will be implemented.*

## b. Ground:

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AGENCY USE ONLY

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

*Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Stormwater will be collected and treated on-site before being released to natural drainage course.*

- 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 animals or humans the system(s) are expected to serve.

*The project would be on sewers, therefore there would be no major source of waste material which could be discharged to the ground.*

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.

*Pavement and landscape runoff will be collected via a pipe network, detained, treated on site and discharged at the natural discharge locations. Off-site flows will travel northwest under Dumas Rd where the runoff is treated in a filter vault before it is discharged into a wetland on Dumas Road's west side. Flows will also travel south under the Bothell-Everett Highway, and then be conveyed to the east and south under 138<sup>th</sup> St SE and discharged to a wetland area in Mill Creek Village. For more detailed information, see attached drainage analysis prepared by LDC, dated September 2016.*

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

*Not likely, required BMP's will be implemented.*

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

*The localized drainage pattern would be slightly modified to send runoff directly into the detention facilities, which would then lead to the storm drain system.*

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

*Temporary erosion control devices would be installed during construction.*

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EVALUATION FOR  
AGENCY USE ONLY

*After construction, storm water runoff will be collected and directed to detention/retention facilities by the storm drainage system.*

**4. Plants**

a. Check or circle 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, bulrush, 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?

*Existing vegetation will be removed as necessary for the construction of the roadway, utilities, and building site.*

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

*None known.*

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

*Cleared and graded areas would be re-vegetated with some native species and species common to urban areas. A 35 foot wide roadway buffer tract is proposed along SR 527 and a 25 foot wide landscape buffer is provided along the western property boundary as well as landscaping within the parking lot and around the building. In addition, landscaping will be provided in accordance with Mill Creek Municipal Code.*

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

*None known.*

**5. Animals**

a. List 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: \_\_\_\_\_
- fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_

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EVALUATION FOR  
AGENCY USE ONLY

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

*None known.*

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

*This site is part of the Pacific Flyway Migration Route, which covers all of Western Washington.*

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

*None at this time.*

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

*None known.*

## **6. Energy and Natural Resources**

- a. What kinds of energy (electrical, 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 will be used for lighting. Natural gas will be used for heating and food preparation in the buildings.*

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

*No.*

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

*None at this time.*

## **7. Environmental Health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

*None to our knowledge.*

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

*None known.*

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EVALUATION FOR  
AGENCY USE ONLY

- 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.

*None anticipated.*

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

*No special emergency services would be required by the proposed project.*

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

*None required or proposed.*

b. Noise

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

*Noise from traffic on surrounding roadways could have a minimal impact on the project.*

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

*For the short term, construction and heavy equipment operation will result in some noise during Mill Creek approved construction hours. Long term noise would be associated with the use of a typical parking facility.*

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

*We will provide a 25-foot densely-vegetated buffer along property lines that are adjacent to residential zoned properties. We will also provide a 10-foot buffer along properties zoned community business but used as residential. Proposed hours of operation will be generally from 8:00am to 11:00pm. The dumpster load and unload areas are located on the south side of the building to reduce impact on the adjacent residents.*

## 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.

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EVALUATION FOR  
AGENCY USE ONLY

*The site is currently a single family residence. Directly to the northwest, there is a high density condominium complex. To the northeast, there are both open space and commercial development (Gateway Shopping Center). To the southeast is Bothell-Everett Highway, with single family residences beyond. To the southwest are single family residences and a gas station. This proposal will not affect current nearby land uses as this site is zoned for commercial development. A 25 foot bermed landscape buffer with evergreen trees is proposed along the western property boundary to provide buffering between the proposed building and the existing residences.*

- 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?

*Not to our knowledge.*

- 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.

*There is an existing single family residence and associated out-buildings located on site.*

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

*All existing structures on site will be demolished.*

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

*Community Business.*

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

*Community Business.*

- 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 an "environmentally sensitive" area? If so, specify.

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EVALUATION FOR  
AGENCY USE ONLY

*A Category 4 wetland has been identified in the western corner of the site with a 50 foot buffer.*

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

*Approximately 200 people (probably 15 full time and 185 part time).*

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

*Assuming 3.1 residents per house, approximately 3 people would be displaced.*

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

*The property was purchased from the owner/resident that lives onsite.*

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

*Compliance with all applicable land use codes and policies. Additionally, we have met with the planning department several times to receive their input.*

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

*No impacts to agricultural and forest lands proposed.*

**9. Housing**

- 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.

*One middle income unit would be eliminated.*

- c. Proposed measures to reduce or control housing impacts, if any:

*Purchased properties from home owner.*

**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?

*Not known at this time. However, the tallest height of any structure would not*

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EVALUATION FOR  
AGENCY USE ONLY

*exceed the requirements of Mill Creek Municipal Code, which is a maximum height of 40 feet. Exterior building materials are expected to be metal, concrete, and glass.*

- b. What views in the immediate vicinity would be altered or obstructed?

*None.*

- c. Proposed measures to reduce or control aesthetic impacts, if any:

*Buffering and landscaping will be used to reduce the aesthetic impacts of the development. The proposal is subject to the City's Design Review Board for review and approval of building elevations, landscaping and signage.*

**11. Light and Glare**

- a. What kind of light or glare will the proposal produce? What time of day would it mainly occur?

*The proposal would produce light from automobile headlights and street lighting primarily at night. Parking lot lighting would be shielded and safety lighting would be provided on the building as well as pedestrian lighting along walkways connections to adjacent properties.*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*Not to our knowledge.*

- c. What existing off-site sources of light or glare may affect your proposal?

*Surrounding traffic.*

- d. Proposed measures to reduce or control light and glare impacts, if any:

*Where necessary, exterior lighting will be shielded to reduce glare on adjacent properties. A 25 foot bermed landscape buffer with evergreen trees is proposed along the western property boundary to provide buffering between the proposed building and the existing residences.*

**12. Recreation**

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

*Mill Creek Sports Park.*

- b. Would the proposed project displace any existing recreational uses? If so, describe.

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EVALUATION FOR  
AGENCY USE ONLY

*Not to our knowledge.*

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

*An indoor sports field is proposed to be built on the site with bowling lanes, laser tag, party rooms for gatherings, inflatables, and an arcade area.*

### 13. Historic and Cultural Preservation

- 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 located on or near the site? If so, specifically describe.

*Not to our knowledge.*

- 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.

*Not to our knowledge.*

- 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.

*Site walks and consultation of historic maps/GIS data were carried out.*

- 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.

*Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.*

### 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.

*Traffic will access the site from Dumas Road and Bothell-Everett Highway.*

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

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EVALUATION FOR  
AGENCY USE ONLY

*Yes, the nearest stop is on Bothell-Everett Highway within 500 feet from the site.*

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

*The project will contain approximately 382 parking spaces. The project would eliminate roughly six residential parking spaces based on aerial imagery.*

- 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).

*Frontage improvements have already been completed along Dumas Road and Bothell-Everett Highway. A new access point on Dumas and a new shared driveway on SR 527 will be constructed.*

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

*The project should not generate any extraordinary use of water, rail or air transportation.*

- 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?

*According to the Traffic Impact Analysis provide by Gibson Traffic Consultants dated July 2016, the proposal would generate approximately 411 new average vehicular trips per day, with 51 PM peak hour trips.*

- 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:

*Mitigation in the form of impact fees to the City of Mill Creek will be paid in the amount of \$153,000.00 prior to issuance of the building permit.*

**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

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EVALUATION FOR  
AGENCY USE ONLY

describe.

*Yes, a commercial development of this size will increase the need for fire and police protection.*

- b. Proposed measures to reduce or control direct impacts on public services, if any.

*Fire mitigation fee payment in the amount of \$14,654.75 will be required to be paid prior to issuance of the building permit. Additional tax revenue from the development will mitigate the increase in needed protection.*

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, other:

*All of the above are available.*

- 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.

*All utilities are immediately adjacent to the site and require little offsite improvements. The water and sewer will be served by Silver Lake Water and Sewer District.*

**C. SIGNATURE**

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: Tom Abbott

Date Submitted: 12/9/16