Exhibit 18a

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 non-project proposals:

For non-project 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

1. Name of proposed project, if applicable:
Cubes Self-Storage

2. Name of applicant:
David Pruin - Gramor Development Washington, LLC

3. Address and phone number of applicant and contact person:
950 N 72nd Street, Suite 100
Seattle, WA 98103
(206) 284-4064

4. Date checklist prepared:
March 9, 2018
(Revised August 10, 2019)

5. Agency requesting checklist:
City of Mill Creek

6. Proposed timing or schedule (including phasing, if applicable):
Anticipated construction start date – spring/summer 2019.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with 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.
A Phase I, Phase 2 and Supplemental Phase 2 Environmental Site Assessments were prepared by Associated Earth Sciences March 9, 2018, March 15, 2018, May 18, 2018 respectively.

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.
There are no pending applications affecting the property at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.
SEPA, Binding Site Plan, Reasonable Use Exception, Design Review, and Building 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 development will include the construction of an approximate 90,000 sf three story self-storage facility located at 17414 Bothell-Everett Hwy (State Route 527) with associated parking areas, utility infrastructure, landscaping, stormwater facilities, and frontage improvements along Bothell-Everett Hwy.

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.

17414 Bothell-Everett Highway (SR-527)

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)?

The steepest slopes are approximately 2:1 where the existing development (plant nursery) placed fill material immediately adjacent to the wetland buffer area along the western side of the site.

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.

Per the Geotechnical report prepared by Associated Earth Sciences, dated May 22, 2018 (revised August 10, 2018), the project site is underlain with undocumented fill materials over Vashon recessional outwash, Vashon advance outwash sediments, and pre-Fraser undifferentiated deposits.

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.

The construction area encompasses approximately 2.75 acres. Preliminary estimates of earthwork quantities result in a net import of approximately 1,500 cy of fill material.

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

During periods of grading operations, it is possible that some erosion could take place. BMPs will be implemented to limit same until final stabilization can be established.

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

Approximately 36% of the surface in the post developed condition will be impervious. The total site area is approximately 3.60 acres and developed area totals approximately 1.82 acres, of which 1.29 acres is impervious.

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

A Stormwater Pollution Prevention Plan will be prepared and implemented during construction incorporating various BMPs to limit and/or eliminate erosion potential. The time between grading and placement of base course material and/or ground cover for stabilization will be minimal.

2 . Air

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.

Dust and vehicle emissions will occur during construction. Vehicle emissions will occur after construction as a result of customer traffic, delivery vehicles, and general maintenance.

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

Not that we are aware of.

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

Water will be used as needed during construction to control dust emissions. Following construction, any remaining exposed soils will be landscaped to minimize potential for dust or wind erosion.

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.

According to the WDFW (2017) Salmonscape and FPARS (DNR 2017) maps there are no water bodies or watercourse on or adjacent to the subject property. A large wetland complex associated with North Creek and its tributary Nickel Creek are approximately 300 feet west of the property. A Category II wetland occupies approximately 0.84 acres 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.

Yes, work within the wetland buffer is proposed as part of this development. A Reasonable Use Exception is proposed to reduce the buffer beyond the standard reductions to provide for the development footprint while restoring and enhancing large areas of the buffer that are highly disturbed in their current condition. The existing buffer is currently occupied by several dilapidated buildings and invasive plant species. The City of Mill Creek Critical Areas Ordinance allow for a 100' buffer from the delineated wetland when adjacent to a low impact use such as a stormwater facility. A Critical Areas Report and Mitigation Plan prepared by Talasaea Consultants is included.

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.
No fill or dredge will be placed in or removed from the wetland area.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
The proposed work will not require surface water withdrawals or diversions.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
No, the project site lies in Zone X (moderate flood hazard area – 0.2% annual chance (or 500-year) flood).. Refer to FEMA Map Number 53061C1330 E.

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:

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.
Stormwater runoff generated from the proposed improvements will be treated (enhanced WQ treatment) and detained prior to discharging (via dispersion and infiltration) into the existing Wetland buffer restoration area.

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.
N/A.

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.

Stormwater runoff generated from the proposed improvements will generally maintain the existing/historic drainage patterns. The paved parking areas onsite have been designed to allow runoff to sheet flow to curb and gutters and then flows to catch basin inlets strategically placed at low points. The stormwater is then conveyed via underground storm piping to a stormwater detention pond. A flow control structure has been designed to control release rates. Downstream of the detention pond and flow control structure a proprietary water quality treatment structure (enhanced treatment) will treat the runoff prior to being conveyed to the dispersion trench and ultimately outfalls into wetland buffer at the west side of the site. The stormwater runoff generated from the building roof area is conveyed to a gravel infiltration trench and then to a small infiltration pond. Runoff that is not infiltrated will be conveyed to a flow control structure which will control stormwater runoff as it discharges from the pond. Stormwater from both the detention and infiltration pond is conveyed to a dispersion trench prior to outfall into the wetland buffer at the western side of the site. Construction of the new storm drainage facilities will be in accordance with the Washington State Department of Ecology's 2012 SMMWW, 2014 amendment.

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

It is not likely waste materials will enter ground or surface waters as the site will be stabilized with a combination of pollution generating and non-pollution generating impervious surfaces as well as landscaping in the developed condition. All runoff generated from pollution generating surfaces will be treated with an enhanced water quality treatment facility (proprietary structure) prior to discharging into the Wetland buffer restoration area.

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

No. Existing drainage patterns will generally be maintained.

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

BMPs relating to stormwater quality and quantity will be proposed and implemented where appropriate.

4. **Plants**

a. Check the types of vegetation found on the site:

_X__deciduous tree: alder, maple, aspen, other
_X__evergreen tree: fir, cedar, pine, other
_X__shrubs
_X__grass
____pasture

____crop or grain
____ Orchards, vineyards or other permanent crops.
_X__ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
_X__water plants: water lily, eelgrass, milfoil, other
____other types of vegetation

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

The majority of the vegetation (consisting of mainly scrub grass, weeds, and invasive plant species) on site will be removed during the demolition phase and Buffer Restoration/Enhancement Plan implementation of the project.

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

There are no known threatened or endangered species on or near the site.

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

Landscaping will be added within the parking areas and street buffer consistent with the City of Mill Creek landscaping code.

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

Extensive invasive species occur throughout the wetland and buffer area including reed canary grass, creeping buttercup, yellow archangel, and Himalayan blackberry.

5. **Animals**

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.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: *rodents*
fish: bass, salmon, trout, herring, shellfish, other _____

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

There are no known threatened or endangered species on the site, though there are known listed species near the site. North Creek has documented usage by fall chinook and winter steelhead. These two species are listed as threatened by the Federal Government. It is unlikely that the proposed site development will negatively impact populations of either fall chinook or winter steelhead utilizing North Creek.

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

Washington State is part of the Pacific Flyway. Birds that inhabit the area vary seasonally. The site does not provide any known significant habitat for migratory birds. The existing wetland complex is rather large and the proposed project lies on the fringe of the complex.

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

The project proposes a combination of wetland enhancement and buffer restoration and enhancement to compensate for the proposed reduced buffer. These mitigation efforts will dramatically improve the buffer functions and values from the existing condition. The proposed mitigation will result in a net gain in critical area functions and values compared to the existing condition. The total mitigation consists of:

- *Wetland Enhancement: 36,733 sf*
- *Buffer Restoration from Pre-Existing Impacts: 27,899 sf*
- *Buffer Enhancement: 11,889 sf*

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

No known invasive animal species are 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.

Electric and natural gas sources will be used as part of the proposed project. Electricity will be used for lighting and to power electronic equipment. Natural gas will provide a heat source as well as other uses.

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

The proposed building will be 3-stories in height but will remain under the maximum allowable building height permitted in this zone (Business Park, BP) and follows all site/building setback requirements. Therefore, we do not anticipate impacting the potential use for solar energy on neighboring properties.

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 project will incorporate energy conservation features to the extent required by the current Washington State Energy Code.

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.

There are no known environmental health hazards that could occur as a result of the proposed development.

b. Describe any known or possible contamination at the site from present or past uses.

According the Phase I ESA prepared by Associated Earth Sciences, dated March 9, 2018 past and current nursery operations on the subject property have the potential for using pesticides. The presence of chemicals (e.g., algaecides, fertilizers, etc.) associated with the current nursery operations at the subject property are considered a de minimis condition. Seeps located on the south-central area of the subject property detected the presence of several metals at concentrations exceeding Model Toxics Control Act (MTCA) Method A and/or Method B. The groundwater discharging from seeps on the subject property is considered a recognized environmental condition (REC). Samples exceeding the dissolved metals MTCA cleanup levels were subsequently filtered by the analytical laboratory for analysis and concluded the dissolved metals were either less than the laboratory testing limit or below the MTCA Method A or standard Method B cleanup levels, with the exception of dissolved arsenic detected in one groundwater sample (GP-3). Dissolved arsenic was detected at a concentration slightly exceeding the MTCA Method A cleanup levels, likely due to elevated levels of suspended sediments as a result of the drilling process. Groundwater monitoring wells have been installed to further monitor and provide a better understanding of metals concentrations in the groundwater across the subject property.

c. 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.

Risks will be addressed through workplace safety training for handling of chemicals. Contingency plans for work around gas mains, power lines and for any necessary mitigation/abatement work will be implemented prior to beginning construction.

d. 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.

It is not anticipated that toxic or hazardous chemicals will be present on the subject site post-construction. Any hazardous or toxic chemicals used during the course of construction shall be contained and managed with appropriate BMPs.

e. Describe special emergency services that might be required.

No special emergency services are anticipated to be required.

f. Proposed measures to reduce or control environmental health hazards, if any:

Risks will be addressed through workplace safety training, and proper storage and handling of chemicals. All local, state, and federal required safety measures will be installed to prevent the spilling of fuel on-site.

8. **Noise**

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

The primary source of noise in the area is related to traffic on adjacent streets. It is not expected to impact the proposed project.

h. 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.

The project will generate short term noise associated with construction activities. Construction hours will conform to City requirements. Noise from light vehicle traffic will be generated during business hours at project completion.

i. Proposed measures to reduce or control noise impacts, if any:

None proposed.

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 site is currently occupied by Lil' Sprout Nursery and Garden Center with several dilapidated buildings and sheds within the wetland buffer. There is an existing wetland to the west of the site, residential developments to the north and south, and Bothell-Everett Hwy. to the east. The proposal will not affect current land uses on nearby 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?

To our knowledge the site has not been used for agricultural or forest harvesting.

c. 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.

d. Describe any structures on the site.

There are multiple greenhouse structures along the eastern side of the site. The western side of the site (within the wetland buffer) contains three dilapidated structures that are no longer in use.

e. Will any structures be demolished? If so, what?

Yes, all existing structures will be demolished. See above.

f. What is the current zoning classification of the site?

The current zoning is Business Park, BP.

g. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is Business Park.

h. If applicable, what is the current shoreline master program designation of the site?

N/A.

i. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No part of the site has been classified as a critical area by either the city or the county on available maps. However, the City of Mill Creek is aware of the presence of a Category II wetland on the property's westernmost end and that the property is largely encumbered by the wetland's 200-foot high-intensity land use buffer. However, per the City of Mill Creek Critical Areas Ordinance, the buffer can be reduced to 100' if a low impact use, such as a stormwater facility, is placed adjacent to the buffer. The project is seeking a reasonable use exception consistent with the City's Critical Area Ordinance.

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

There will be approximately 1-2 employees present at any one time.

k. Approximately how many people would the completed project displace?

Employees working at the nursery would be displaced.

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

N/A.

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

The project will be subject to a SEPA determination, Binding Site Plan, Design Review, and permitting by the City of Mill Creek. The project will comply with all required conditions and appropriate code to ensure land use compatibility.

m. Proposed measures to reduce or control impacts to 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.

None.

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:

N/A.

10. **Aesthetics**

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The anticipated height of the proposed building will be approximately 48' (3-stories). The buildings' exteriors will consist of a variety of materials including masonry block, steel, and glazing.

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

Significant impacts to views in the immediate vicinity are not anticipated.

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

The building will be designed in accordance with the guidelines presented in the City of Mill Creek Municipal Code.

11. **Light and Glare**

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

Light will be produced primarily from on-site parking lot lighting and wall packs mounted to the exterior of the building.

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

Lighting will be designed to comply with the City of Mill Creek Municipal Code and a photometric will be prepared as necessary to identify potential issues. It is not anticipated that light or glare from the project will be a safety hazard or interfere with views.

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

Off-site sources of light from streetlights and adjacent properties are not expected to significantly affect this proposal.

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

Light and glare impacts will be mitigated through a photometric analysis, fixture placement, and shielding to minimize light trespass.

12. **Recreation**

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

The Boardwalk trail in North Creek Park is approximately 650' feet to the west of the project.

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**

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.

There are no known buildings, structures, or sites located on or near the site that are in (or candidates for) the local historic preservation register.

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 are no known landmarks, features, or other evidence that would indicate Indian or historic use or occupation.

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.

Local registries were searched and it appears that no impacts to existing cultural and historic resources are anticipated to occur as a result of the proposed project.

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.

Site access will be provided along Bothell-Everett Highway. The existing access point locations shall be maintained.

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?

Community transit service is provided in the vicinity of the site. Route 105 serves from Mariner Park & Ride to Bothell. Route 435 runs from Mill Creek to Seattle. Multiple stops are provided along Bothell-Everett Highway. The nearest transit stop in proximity to the site is located approximately 1,500 feet to the north on the west side of Bothell-Everett Highway.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

The existing nursery offers 60 parking stalls and the proposed development will provide 17 parking stalls with 12 temporary loading stalls.

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 proposed development will include improvements within the existing right-of-way consisting of new curb and gutter, sidewalk, and landscaping along the project frontage (Bothell-Everett Hwy.)

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 non-passenger vehicles). What data or transportation models were used to make these estimates?

Per the trip generation estimate memo prepared by Heath & Associates the net new trips generated by this proposal after subtracting out the existing trips associated with the nursery are estimated to be -116 daily trips, +3 trips during the weekday AM peak hour and -3 during the weekday PM peak hour. These number were determined using methodology documented in the Institute of Transportation Engineers Trip Generation Manual.

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.

The proposed project is not anticipated to affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

Given the net reduction in vehicle trips (-116 vehicles per day) to the site the project is not proposing any additional measures to reduce traffic impacts.

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.

No increase in public services is anticipated.

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

The project will be designed with automatic fire detection and suppression systems per the current building code, fire code, and NFPA guidelines.

16. **Utilities**

a. Circle 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.

Sewer (Alderwood Water & Wastewater District), water (Alderwood Water & Wastewater District) power (Snopud), communication (Comcast, etc.), and stormwater utilities/facilities (City of Mill Creek) will be constructed as part of the project and connected to existing facilities located in the adjacent ROW. A sewer main extension will be required as part of the proposed development.

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: _____

Name of signee David Pruin

Position and Agency/Organization Gramor Development Washington, LLC

Date Submitted: 8/13/2018

D. supplemental sheet for nonproject actions

(**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.