

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:
U-HAUL U-BOX BUILDING
2. Name of applicant:
TERRY WELLNER
3. Address and phone number of applicant and contact person:

MODULAR MINI STORAGE
11105 SW INDUSTRIAL WAY
TUALATIN, OR 97062

TERRY WELLNER
503-522-9610

4. Date checklist prepared:

12/5/2021

5. Agency requesting checklist:

CITY OF CHEHALIS

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

SUMMER OF 2022 THRU OCTOBER 2022

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.

NEW BUILDING IS IN 100-YEAR FLOODPLAIN BUT FINISHED FLOOR WILL BE ELEVATED A MINIMUM OF 1' ABOVE FLOODPLAIN ELEVATION.

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.

A DETERMINATION OF NO HAZARD TO AIRCRAFT NAVIGATION HAS BEEN ISSUED BY FAA.

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

ECOLOGY SHORELINE DEVELOPMENT PERMIT (JARPA)

BUILDING PERMIT

FIRE SPRINKLER PERMIT (PLUMBING)

ELECTRICAL 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.)

CONSTRUCT NEW 92'x 163' (14,996 FT²) x 35' HIGH RIGID FRAME CLEAR SPAN BUILDING IN EXISTING PARKING LOT OF U-HAUL FACILITY AT 1201 NW LOUISIANA BLVD IN CHEHALIS, WASHINGTON, 98532.

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.

LEGAL

Portions of Southwest Quarter and Northwest Quarter of the Northeast Quarter of Section 30, Township 14 North, Range 2 West, W.M. in the City of Chehalis, Lewis County, Washington

ADDRESS

1201 NW LOUISIANA

CHEHALIS, WASHINGTON

MIDDLE OF U-HAUL (FORMERLY K-MART) PARKING LOT 60' SOUTH OF EXISTING BUILDING, 107.9'+/- EAST OF WEST PROPERTY LINE (SHARED BOUNDARY WITH AIRPORT).

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)?

APPROXIMATELY 40% ON 10' WIDE PERIMETER ON NORTH AND WEST SIDES. PROPOSED CONSTRUCTION AREA HAS SLOPES GENERALLY LESS THAN 5%.

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.

NRCS SOIL MAPPING FOR THE SITE AREA INDICATES SOILS UNDER THE NORTHERN PART OF THE PROPOSED BUILDING ARE SILTY CLAY LOAM SOILS WHILE SOILS UNDER THE SOUTHERN PART OF THE BUILDING ARE SILTY CLAY SOILS. THE NRCS INDICATES SOILS UNDER THE NORTHERN PORTION OF BUILDING FOOTPRINT ARE HYDRIC SOILS WHILE SOILS UNDER THE SOUTHERN PORTION OF THE NEW BUILDING ARE NOT CONSIDERED TO BE HYDRIC.

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.

REMOVE APPROXIMATELY 17,385 SQUARE FEET OF EXISTING ASPHALT, INSTALL 14,996 SQUARE FOOT BUILDING, AND APPROXIMATELY 2,150 SQUARE FEET OF LOADING DOCKS AND RAMP. PATCH ASPHALT AROUND NEW BUILDING FOUNDATION

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

NOT LIKELY. THE SITE IS QUITE FLAT AND EXPOSED EARTH RESULTING FROM PAVEMENT REMOVAL FOR NEW CONSTRUCTION WILL GENERALLY BE LOWER THAN SURROUNDING EXISTING ASPHALT.

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

APPROXIMATELY 90%, SAME AS EXISTING.

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

PERFORM EXCAVATION WORK PRIMARILY IN DRY SEASON. WET DOWN EXPOSED EARTH IF NECESSARY TO PREVENT BLOWING DUST.

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.
VEHICLE EXHAUST DURING CONSTRUCTION AND ONLY INTERMITTENT DURING OPERATION.

DURING CONSTRUCTION DUST WOULD BE THE PRIMARY POTENTIAL EMISSION. THIS WOULD BE LIMITED BY WETTING DOWN EXPOSED EARTH AND COVERING WITH GRAVEL, CONCRETE, AND ASPHALT AS SOON AS PRACTICAL. NO DUST EMISSIONS ARE EXPECTED DURING OPERATION.

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

NO

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
WET DOWN EXPOSED EARTH AND COVER AS SOON AS PRACTICAL.

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.
WETLANDS ARE INDICATED ON NORTH AND WEST SIDES OF SITE ON COUNTY GIS MAP. WETLANDS ARE ALSO SHOWN ACROSS LOUISIANA BLVD TO THE EAST.
- 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.
WESTERLY EDGE OF PROJECT IS 175' EAST OF OBSERVED WETLAND. PLAN ATTACHED.
- 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 REMOVAL OR FILL IN WETLAND IS PROPOSED FOR THIS PROJECT
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
NO
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
YES. THE ENTIRE SITE IS IN 100-YEAR FLOOD PLAIN.

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.

WASH OUT BASINS WILL BE PROVIDED FOR CONCRETE TRUCKS DURING CONSTRUCTION AND WILL BE CHANGED OUT AS REQUIRED TO MINIMIZE SPILLAGE ON GROUND.

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.

THIS PROJECT WILL NOT CREATE ANY INCREASE IN STORMWATER RUNOFF COMPARED TO EXISTING CONDITIONS SINCE THE ENTIRE WORK AREA IS ALREADY PAVED. RUNOFF FROM THE BUILDING, LOADING DOCKS, AND RAMPS WILL CONTINUE TO DRAIN IN THE SAME DRAINAGE PATTERN AS EXISTING CONDITIONS, DRAINING TO A CATCH BASIN WEST OF THE WORK AREA AND INTO STORM SEWER PIPING DISCHARGING TO THE WEST NEAR THE WEST PROPERTY LINE.

2) Could waste materials enter ground or surface waters? If so, generally describe.
EXCAVATED ASPHALT AND EARTH WILL BE REMOVED FROM SITE DURING CONSTRUCTION. NO WASTE MATERIALS ARE ANTICIPATED TO ENTERGROUND OR SURFACE WATERS DURING CONSTRUCTION OR OPERATIONS.

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:

STORMWATER FROM BUILDING ROOF WILL BE ROUTED DIRECTLY TO EXISTING STORM DRAIN SYSTEM BY WAY OF RAIN LEADERS.

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?

NO VEGETATION WILL BE REMOVED OR ALTERED

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

UNKNOWN

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

NO CHANGES TO EXISTING LANDSCAPING ARE ANTICIPATED.

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

UNKNOWN

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.

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 KNOWN

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

UNKNOWN

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

NONE TAKEN

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

NONE KNOWN

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.

ELECTRIC HEAT PUMPS WILL PROVIDE HEAT AND ALL LIGHTING WILL BE LED.
OCCUPANCY SENSORS WILL BE USED INSIDE BUILDING.

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:

LINER SYSTEM IN CEILING AND WALLS, LOW E WINDOWS, LED LIGHTING, HEAT PUMPS WITH CAPACITY LIMITED TO SEMI-HEAT REQUIREMENT.

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.

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

UNKNOWN

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.

UNKNOWN

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.

UNKNOWN

4) Describe special emergency services that might be required.

FIRE DEPARTMENT, EMT'S, POLICE

- 5) Proposed measures to reduce or control environmental health hazards, if any:
NONE

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
SOME TRAFFIC NOISE FROM FREEWAY AND LOUISIANA BLVD. SOME INTERMITTENT NOISE FROM AIRPORT.

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

CONSTRUCTION EQUIPMENT NOISE WOULD LAST FROM 7:00 AM TO 6:00 PM AND WILL BE FAIRLY LOW INTENSITY. DURING OPERATION, FORKLIFT AND OCCASIONAL TRUCK TRAFFIC NOISE WILL BE LOW INTENSITY.

- 3) Proposed measures to reduce or control noise impacts, if any:
MOST FORKLIFT NOISE WILL TAKE PLACE WITHIN BUILDING.

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.

SITE IS CURRENTLY USED AS A SELF-STORAGE AND TRUCK RENTAL FACILITY. PROPERTY TO SOUTH IS A USED CAR DEALERSHIP. PROPERTY TO WEST IS THE CHEHALIS AIRPORT.

A NARROW STRIP OF LAND TO NORTH BELONGS TO CITY OF CHEHALIS, AND BEYOND THAT IS A STRIP MALL DEVELOPMENT.

SITE IS BORDERED BY LOUISIANA BLVD TO THE EAST, THEN A NARROW STRIP OF CITY PROPERTY, THEN I-5 FREEWAY.

- 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?

UNKNOWN, BUT THE CURRENT BUILDING AND PARKING AREAS ON THE SITE WERE CONSTRUCTED AT LEAST 30 YEARS AGO BASED ON REVIEW OF AVAILABLE AERIAL PHOTOS.

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

NO

- c. Describe any structures on the site.

THE ONLY EXISTING BUILDING ON THE SITE IS AN 85,750 SQUARE FOOT SELF STORAGE BUILDING.

- d. Will any structures be demolished? If so, what?
NO
- e. What is the current zoning classification of the site?
CG, COMMERCIAL GENERAL
- f. What is the current comprehensive plan designation of the site?
UNKNOWN
- g. If applicable, what is the current shoreline master program designation of the site?
UNKNOWN
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
YES, ENTIRE SITE IS IN FLOOD PLAIN. UNDEVELOPED PORTION OF NORTHWEST SITE IS DESIGNATED WETLAND.
- i. Approximately how many people would reside or work in the completed project?
TWO WORKERS WOULD SPEND APPROXIMATELY ONE FOURTH OF THEIR WORKDAY INSIDE BUILDING.
- j. Approximately how many people would the completed project displace?
NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any:
NONE
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
PROPOSED BUILDING WOULD BE A CONTINUATION OF EXISTING USE IN AN ESTABLISHED CG ZONE.
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:
NONE TAKEN

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

- 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:
NONE

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?
HEIGHT OF PROPOSED BUILDING IS 35'. PRINCIPAL EXTERIOR BUILDING MATERIALS ARE METAL SIDING AND GLASS.
- b. What views in the immediate vicinity would be altered or obstructed?
PARTIALLY OBSTRUCTED VIEW OF AIRPORT WOULD BE FURTHER OBSTRUCTED.
- b. Proposed measures to reduce or control aesthetic impacts, if any:
BUILDING WILL BE ARCHITECTURALLY APPEALING CONSISTENT WITH OTHER U-HAUL BUILDINGS OF SIMILAR DESIGN.

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
EXTERIOR LIGHTS WILL BE SHIELDED LED WALL PACKS TO MINIMIZE GLARE. SIMULATED SELF STORAGE DOORS WILL BE LIT BEHIND SOUTH AND EAST FACING WINDOWS. THESE LIGHTS WILL BE ON FROM DUSK TO MORNING.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
BUILDING IS LOCATED A CONSIDERABLE DISTANCE FROM ROADWAYS AND AIRPORT AND NO SIGNIFICANT GLARE OR OBSTRUCTION OF VIEWS IS ANTICIPATED
- c. What existing off-site sources of light or glare may affect your proposal?
NONE ARE KNOWN
- d. Proposed measures to reduce or control light and glare impacts, if any:
MEDIUM INTENSITY LED WALL PACK LIGHTS WILL BE SHIELDED.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
RECREATIONAL AIR TRAVEL VIA THE AIRPORT TO THE WEST.
- 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:

FACILITY PROVIDES STORAGE FOR OFF SEASON RECREATIONAL EQUIPMENT THAT PROVIDES OPPORTUNITIES CUSTOMERS MIGHT OTHERWISE NOT HAVE..

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.

UNKNOWN

- 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.

UNKNOWN

- 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.

CONTRACTORS WILL BE EDUCATED IN PROPER PROCEDURES FOR INADVERTENT DISCOVERY OF ITEMS OF ARCHAEOLOGICAL SIGNIFICANCE.

- 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.

NO DISTURBANCE TO RESOURCES IS ANTICIPATED.

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.

SITE IS ACCESSED FROM NORTHWEST LOUISIANA AVENUE AND INTERSTATE 5.
GEOGRAPHIC AREA SERVED IS GREATER CHEHALIS/CENTRALIA AREA.

- 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?

TWIN TRANSIT DOES NOT DRIVE DIRECTLY IN FRONT OF FACILITY BUT STOPS AT THE WALMART STORE APPROXIMATELY ONE HALF MILE TO THE NORTH.

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

SITE CURRENTLY HAS 410 DESIGNATED PARKING SPOTS WHICH WAS APPROPRIATE FOR THE FORMER KMART BIG BOX STORE. ADDITION OF THIS NEW BUILDING WILL REDUCE DESIGNATED PARKING SPACES TO 343.

PARKING SPACES REQUIRED FOR THE COMPLETED FACILITY BY CHEHALIS MUNICIPAL CODE WOULD BE 10 FOR THE 2,000 SQUARE FOOT SHOWROOM/OFFICE PLUS 99 FOR THE 98,750 STORAGE AREA EQUALS 109 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).

NONE ARE REQUIRED

- 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?

AFTER COMPLETION OF THE NEW BUILDING, THE TOTAL SITE USE WOULD INCLUDE APPROXIMATELY 98,750 SQUARE FEET OF MINI-STORAGE AND 2,000 SQUARE FEET OF OFFICE/SHOWROOM. USING TRIP GENERATION DATA FROM THE INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL, 10TH EDITION, THE AVERAGE DAILY WEEKDAY TRAFFIC FROM A MINI-WAREHOUSE USE IS 1.51 TRIPS PER 1,000 SQUARE FEET OF FLOOR AREA WHILE THE PM PEAK HOUR TRIP GENERATION RATE FOR THAT USE IS 0.17 TRIPS PER 1,000 SQUARE FEET. THE OFFICE USE HAS AN AVERAGE WEEKDAY TRIP GENERATION RATE OF 16.19 TRIPS PER 1,000 SQUARE FEET WITH A PM PEAK HOUR RATE OF 2.45 TRIPS PER 1,000 SQUARE FEET.

BASED ON THESE FIGURES, THE MINI-STORAGE USE WOULD GENERATE APPROXIMATELY 149 AVERAGE DAILY TRIPS INCLUDING 17 IN THE WEEKDAY PM PEAK HOUR. THE OFFICE USE WOULD GENERATE APPROXIMATELY 32 AVERAGE DAILY TRIPS ON A TYPICAL WEEKDAY INCLUDING 5 TRIPS IN THE PM PEAK HOUR. THE COMBINED TOTAL AVERAGE WEEKDAY TRAFFIC WOULD AMOUNT TO 181 TRIPS WITH 22 OF THOSE OCCURRING DURING THE PM PEAK HOUR. OF THESE, NO MORE THAN ONE TRIP WOULD TYPICALLY BE A SEMI TRUCK DURING THE PEAK HOUR.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

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

NONE PLANNED

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.

NEW BUILDING WILL ADD 14,996 SQUARE FEET ADDITIONAL STORAGE SPACE

REQUIRING FIRE PROTECTION. NEW BUILDING WILL REQUIRE ADDITIONAL POLICE PROTECTION.

- b. Proposed measures to reduce or control direct impacts on public services, if any.
NEW BUILDING WILL HAVE FIRE SPRINKLERS TO MITIGATE FIRE HAZARDS.
BUILDING WILL HAVE INTRUSION ALARMS AND VIDEO MONITORS

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

- 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.
THE SITE IS ALREADY SERVED WITH ELECTRICITY, NATURAL GAS, WATER REFUSE SERVICE, TELEPHONE, AND SANITARY SEWER. ELECTRICITY AND A FIRE SPRINKLER SERVICE (WATER) LINE WILL BE EXTENDED TO THE NEW BUILDING FROM EXISTING SERVICE LINES ALREADY ON THE PROPERTY.

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 _____

Position and Agency/Organization _____

Date Submitted: _____

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.