

031699



The City of Othello

TR-031699

500 East Main

OTHELLO, WASHINGTON 99344

Telephone (509) 488-5686
Fax (509) 488-0102

May 19, 2004

RECEIVED

MAY 21 2004

WASH. UT. & TP. COMM.

Wash. State Utilities Transportation Comm.
Attn: Ahmer Nizam
1300 Evergreen Park Drive South
PO Box 17250
Olympia, WA 98504

SUBJECT: Scootney Street Crossings

Dear Mr. Nizam,

I apologize for not including the SEPA documentation for the Scootney Street crossings and have included it herein.

The environmental checklist was done for the Othello Industrial Park, which includes the extension of Scootney Street across the tracks and reconnecting to SR 26. Please see the attached photograph and SEPA checklist Item 14.d, which discusses the rail crossing.

The Mitigated Determination of Non-Significance has been issued based on the comments received from the various jurisdictions and agencies (please see the attached mailing list and comments received).

If you need any other information or have questions, please give me a call at your convenience.

Sincerely,

Curt C. Andrews
City Planner

Attachments

log & file
per Ahmer
KMD

"The Green Spot of the Columbia Basin"

South Columbia Basin Irrigation District

OFFICE: 1135 E. HILLSBORO, SUITE A

TELEPHONE 509/547-1735, FAX 509/547-8669 • P.O. BOX 1006 • PASCO, WASHINGTON 99301

March 3, 2004

Mr. Robert F. Noland
Interim City Administrator
The City of Othello
500 East Main Street
Othello, WA 99344

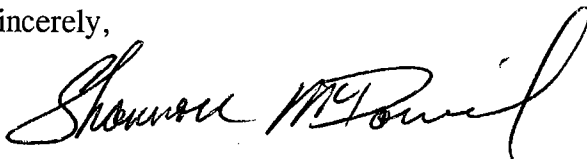
Dear Mr. Noland:

This is in response to your letter dated March 2, 2004. Thank you for the opportunity to review the Environmental Checklist pertaining to the proposed industrial park southwest of Othello.

Please be aware that the entire western boundary of the proposed project is the Potholes Canal. This canal is a primary water supply for 225,000 irrigable acres within the South Columbia Basin Irrigation District. Therefore, the District is very sensitive to any issues relating to the use of the right-of-way, surface runoff, and other points of pollution affecting water quality. The District will, with the concurrence of the Bureau of Reclamation, strictly enforce the limits of the right-of-way and ensure only permitted encroachments thereupon.

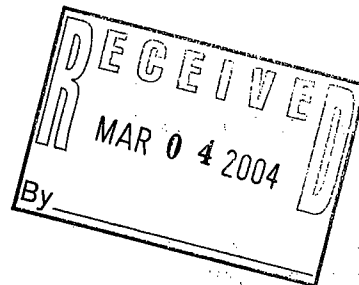
Please let us know if we may be of additional assistance.

Sincerely,



Mr. Shannon McDaniel
Secretary/Manager

SM:kgn





United States Department of the Interior

BUREAU OF RECLAMATION

Ephrata Field Office
P. O. Box 815
Ephrata, Washington 98823

IN REPLY REFER TO:

EPH-2604

ENV-6.00

MAR 11 2004

Mr. Robert F. Noland
Interim City Administrator
City of Othello
500 East Main
Othello, WA 99344

Subject: Proposed Industrial Park, City of Othello, Columbia Basin Project (Project),
Washington

Dear Mr. Noland:

We appreciate the opportunity to comment on the subject proposal. The Bureau of Reclamation encourages municipalities to find alternative disposal methods for stormwater that will not impact our facilities. The 14-acre retention pond will be a welcome addition to your stormwater system.

Section B.3.a.2) of the Environmental Checklist asks if the project will require work within 200 feet of a body of water. Your response indicates that a railroad spur will be constructed within 200 feet of the Potholes East Canal. Please note that Reclamation retains a 450 foot easement for this facility. The easement extends 225 feet to the east from the center line of the facility. Any work or proposed structures involving this facility or the existing right-of-way must be reviewed and approved by Reclamation and the South Columbia Basin Irrigation District prior to proceeding.

If you have any questions, please contact Bruce Loranger at 509-754-0210.

Sincerely,

William D. Gray
Deputy Area Manager

cc: South Columbia Basin Irrigation District
P.O. Box 1006
Pasco, WA 99301



Washington State
Department of Transportation
Douglas B. MacDonald
Secretary of Transportation

North Central Region
Office of Region Administrator
P.O. Box 98
Wenatchee, WA 98807-0098

509-667-3000
Fax 509-667-2940
TTY: 1-800-833-6388
www.wsdot.wa.gov

March 15, 2004

City of Othello
500 East Main
Othello, WA 99344

Attention: Robert F. Noland, Interim City Administrator.

Subject: 70 acre, 10 lot industrial park, north of SR 26 and west of Broadway.

Thank you for the opportunity to review and comment on the industrial park north of SR 26 and west of Broadway. WSDOT concurs with the traffic mitigation measures listed in the SEPA checklist.

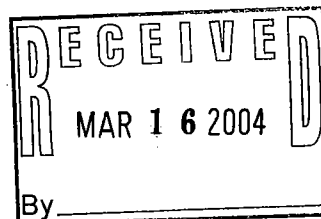
If you have any questions or comments, please contact us at 509.667.2910 or Dave Honsinger at 509.667.2906

Sincerely

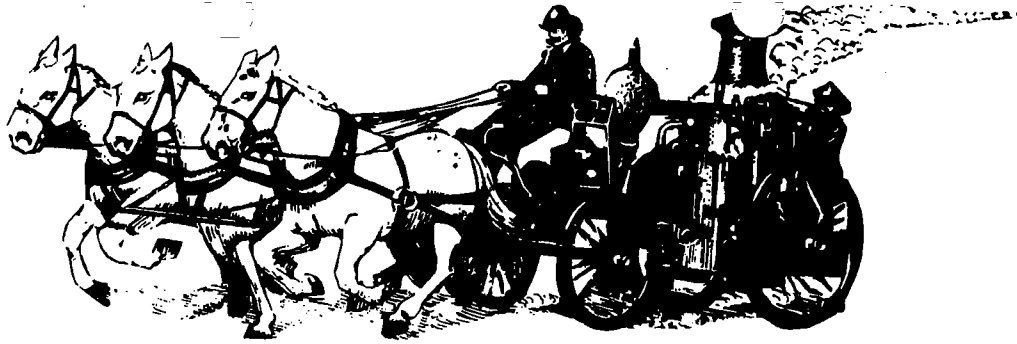
Matthew B. Wisen
Transportation Planner

MBW:mbw

file:g:planning:cities and towns:Othello:SR 26 industrial park.doc



file



ADAMS COUNTY FIRE DIST. 5

P.O. Box 336 488-2951
Othello, WA 99344

March 9, 2004

City of Othello
Attn: Robert F Noland
Interim City Administrator
500 E Main St
Othello, WA 99344

Dear Robert:

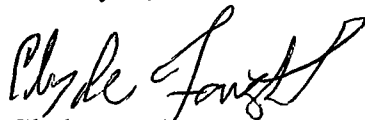
We have received and reviewed the two SEPA documents that were sent to our office. One dated March 2, 2004, proposing to create a 70 acre, 10 lot, industrial park, located south west of Othello north of SR 26 and west of Broadway. The other one proposing to install a quarter mile long 30 inch storm drain along the north side of SR 26, from MP 40.8, west to the containment Basin to drain storm water from the Columbia Street area.

We have no objections to either of the proposals; however, the first SEPA addresses a 10 lot industrial park near the containment pond which will need water and sewer sometime in the future. The second SEPA addresses a 30 inch storm drain which is in the area of a existing storm drain and 6 inch water line that currently services buildings on proposed industrial plat. Would it be in the City's best interest that at the time they install the 30 inch [REDACTED] that they also increase the 6 inch water line to a 12 inch line and connect to the existing 12 inch line on the west side of Broadway for use in the future to be able to loop feed the water system back to the proposed Scootney Street on the north end of the industrial plat giving that area fire flow?

During past contact with TPG Enterprise it was understood that they wish to increase the size of their business, at this time they do not have any water for fire protection. They have indicated that they would be willing to install a 10 inch or 12 inch water line from the existing water line west of the tracks to their business. In the future, that line could either be loop feed across SR 26 or back along the proposed RR siding to Scootney Street. We have two other businesses that are affected by the lack of fire flow in this same area.

If you have any questions with the above recommendations or would like to discuss these issues further please contact our office.


Thank you,

A handwritten signature in black ink, appearing to read "Clyde Fought". The signature is written in a cursive style with a large, prominent initial "C".

Clyde Fought, Fire Chief
Adams County Fire District No. 5

CF/eth

MEMORANDUM

TO: Robert F. Noland, Interim City Administrator
FROM: Curt C. Andrews, City Planner 
DATE: March 22, 2004
SUBJECT: Othello Industrial Park SEPA Comments

To facilitate the industrial park project, I would recommend that:

1. We annex the west tip to the center of the canal (Pete Johnston property).
2. To better use the investment in this area, I would recommend the city rezone to provide for light and medium industry rather than restrict it to light industry only.
3. We may want to consider not constructing an access on the west end of this project due to the cost of constructing a highway intersection. Money for that could be better spent at 23rd Avenue for that commercial area.
4. Since there are four different privately owned parcels in this area, I recommend that they be included as one large plat for the entire area.
5. In the plans for water and sewer, we need to expect that area south of SR 26 and east of the canal will also someday be in the city providing a looped water system and municipal sewer to that area. However, I do not recommend annexing the west end of that property at this time as it has considerable code enforcement problems.
6. Because of the cost and approval process to run the railroad spur into this property, I am recommending that we pay the railroad to create a conceptual design and obtain approval from them so that we can begin to look for grant money to construct the tracks. (Design estimated by the railroad to be about \$8,500; tracks estimated at \$400,000.)

I have no other SEPA comments.

Othello Industrial Park/Scootney Street
SEPA Mailing List

Department	Contact	Address	City	State	Zip Code
Adams County Fire Department	SEPA Review	220 S. Broadway	Othello	WA	99344
Adams County Planning Dept.	Mr. Loren Wiltsie	165 N. 1st Avenue	Othello	WA	99344
Adams County Public Works	SEPA Review	210 S. Alder	Ritzville	WA	99169
Cascade Natural Gas	SEPA Review	PO Box Q	Moses Lake	WA	98837
City of Othello Public Works	Mr. Dick Lee	111 N. Broadway	Othello	WA	99344
CTED	SEPA Review	PO Box 48300	Olympia	WA	98504-8300
Iron Horse Development/Prudential Reality	Ms. Angela Ely	111 S. 33rd Street, Suite 200	Yakima	WA	98901
Lemargie & Whitaker	Mr. Jim Whitaker	PO Box 965	Ephrata	WA	98823
S.C.B.I.D.	SEPA Review	PO Box 1006	Pasco	WA	99301
Soil Conservation Service	SEPA Review	449 E. Cedar	Othello	WA	99344
USBR	SEPA Review	PO Box 815	Ephrata	WA	98823
Washington State Dept. of Agriculture	406 General Administration Bldg.	PO Box 42650	Olympia	WA	98504-2560
WSDOT	Plat Review	PO Box 98	Wenatchee	WA	98807-0098

SEPA Rules

WAC 197-11-350 Mitigated Determination of Nonsignificance (MDNS)

MITIGATED DETERMINATION OF NONSIGNIFICANCE

As the SEPA Administrator for the City of Othello, acting in accordance with WAC 197-11-340(f), I am hereby issuing the following **Mitigated Determination of Non-Significance**.

Proponent: City of Othello, 500 E. Main Street, Othello, WA 99344

This MDNS applies to and is issued for a SEPA checklist dated February 27, 2004 for a project described as a 70 acre, 10 lot industrial park (consisting 5 new lots, 4 existing lots and the city storm water containment basin), located southwest of Othello, north of SR 26 and west of Broadway Avenue.

Mitigation measures include:

1. Environmental Elements, Section 3.C.1-2, Water runoff.
Direct all surface water away from the Potholes Canal.
2. Environmental Elements, Section 3.a.2, Water.
Provide road and right-of-way along containment basin.
3. Environmental Elements, Section 4.d, Plants.
Provide a buffer and insect control around the storm water containment basin.
4. Environmental Elements, Section 14.d, Transportation.
Construct or close the SR 26 intersection with 5th Avenue West (Moon Street).
5. Environmental Elements, Section 14.g, Transportation.
Provide an additional access and utility extension at Scootney Street extended west.
6. Environmental Elements, Section 16.b, Utilities
Provide looping of water system and secondary access road.

This mitigation does not change the original threshold determination nor extend the comment period.

Responsible official Ehman J. Sheldon, City Administrator

Position/title: City Administrator Phone: 509-488-5686

Address 500 E. Main Street, Othello, WA 99344

Date 5/19/04

Signature 

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

Natural buffers exist with the canal, railroad and highway.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- 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?

N/A

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

N/A

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

N/A

11. Light and glare

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

N/A

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

No.

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

None.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Rangeland.

b. Has the site been used for agriculture? If so, describe.

No.

c. Describe any structures on the site.

There are a few existing facilities on site used for light industry that will be incorporated into the project and platted.

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

No.

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

Light industry.

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

Light industry.

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

N/A.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No.

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

There is housing; two currently are caretaker homes. Approximately 100-300 employees will work in the area.

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

None.

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

None.

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

None.

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.

All sources of energy and natural resources will be used.

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

No.

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

None.

7. Environmental health

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

No.

1) Describe special emergency services that might be required.

None.

2) 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)?

Proposed uses are insignificant compared to SR 26, located immediately to the south.

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.

Minimal.

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

None, all zoned light industry.

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

Not likely, only through the bottom of the storm water containment basin.

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

None.

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, 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?

All grass and shrubs will be changed when fully developed.

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

None.

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

The storm water containment basin will be modified to promote tree growth and control insects.

5. Animals

a. Underline any birds and animals that have been observed on or near the site or are known to be on or near the site: None.

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

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

None.

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

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

Yes, a street will be constructed along the containment basin and railroad tracks will be constructed along the canal.

- 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.

None.

- 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.

No.

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

No.

b. Ground:

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

Yes, city ground water will be used by businesses.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, waste will be discharged through city sewer system.

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.

Storm water will flow from city to containment basin.

- 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 prime farmland.

Clay

- 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.

General grading for lots and streets using soil on site.

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

No.

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

Approximately 20% of the site consisting of 4,400 ft. of 30 ft. wide city street being constructed. Individual projects will address their own storm water in their SEPA checklist.

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

N/A.

a. Air

- a. What types of emissions to the air would result from the 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.

General noise, odor and dust from construction.

- 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:

None.

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, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Yes, USBR Potholes Canal and City storm water containment basin.

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

Yes. The project is a 100 acre industrial park to be done over 10 years. This SEPA is for the completed project.

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

The SEPA checklist will be submitted for projects that will be built on each lot. However, this checklist is to make each lot immediately buildable for all projects under the threshold.

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.

Yes. WSDOT access to SR 26 at "Moon Street" (proposed to be "Milwaukee Road").

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

- a. WSDOT
- b. USBR
- c. SCBID
- d. WSTC

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 project will create a 100 acre industrial development, including the city storm water containment basin, and ten to twelve private and city owned lots ranging from two to fifteen acres. (See photograph).

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.

North of SR 26, Southeast of Potholes Canal, West of railroad track, in the Southeast Quarter of Section 4, Township 15 North, Range 29 East, W.M. (See vicinity map.)

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 canal bank and basin bank are approximately 45° slope. The area to be used is generally flat with 2° slope.

SEPA RULES

PART ELEVEN - FORMS

WAC 197-11-960 Environmental checklist.

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 preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

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

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

The checklist questions apply to all parts of your proposal, even if you plan to, do them over a period of time or on different parcels of land. Attach any additional information that will 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.

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: Othello Industrial Park
2. Name of applicant: City of Othello
3. Address and phone number of applicant and contact person:

500 E. Main Street
Othello, WA 99344

4. Date checklist prepared: February 18, 2004
5. Agency requesting checklist: City of Othello
6. Proposed timing or schedule (including phasing, if applicable): 2004 to 2014

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

None.

12. Recreation

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

None.

- 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 places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

None.

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

None.

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.

SR 26 and Broadway

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

Yes.

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

Hundreds of parking spaces will be created; none will be eliminated.

- 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).

Yes, must construct approximately 4,400 ft. of street connecting Broadway and SR 26. A new rail crossing at Scootney Street extended and highway access improvement at SR 26 will be required.

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

Yes. It will need a 3,000 ft. rail spur extended into the site, and a turnout.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

Approximately 300 employees and 100 truck trips per day. There are no proposed retail uses, so there will be minimum visitor/customer traffic.

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

Highway intersection improvement and new route from Broadway.

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 describe.

Yes, fire protection, police protection and public utilities.

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

Individual projects may need to pay mitigation fees.

16. **Utilities**

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

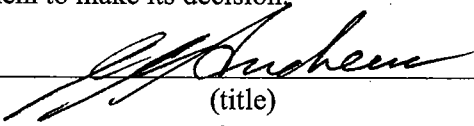
All services will be available.

- 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.

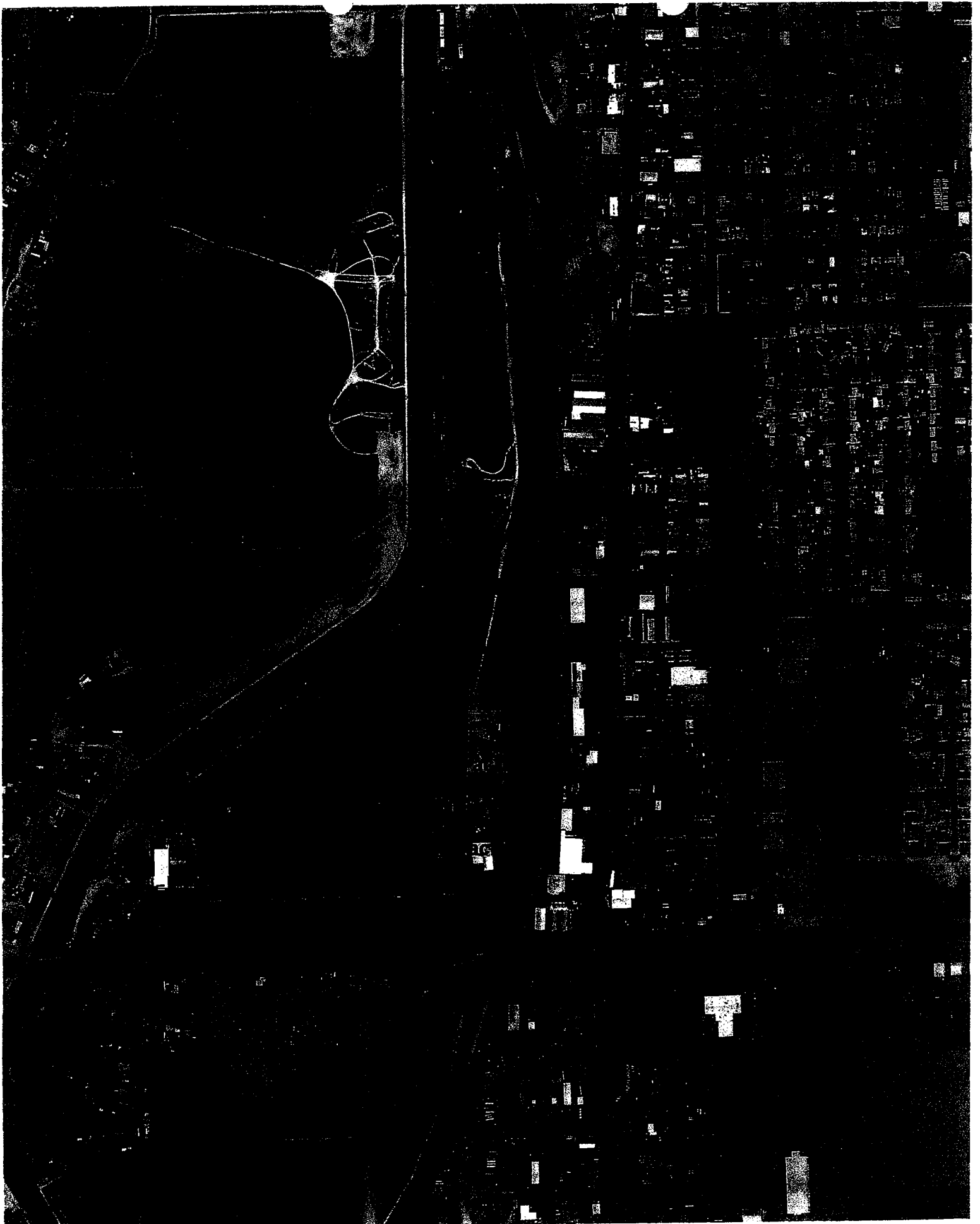
Water, sewer, storm water, and streets will be built by the City.

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:  Planner
(title)

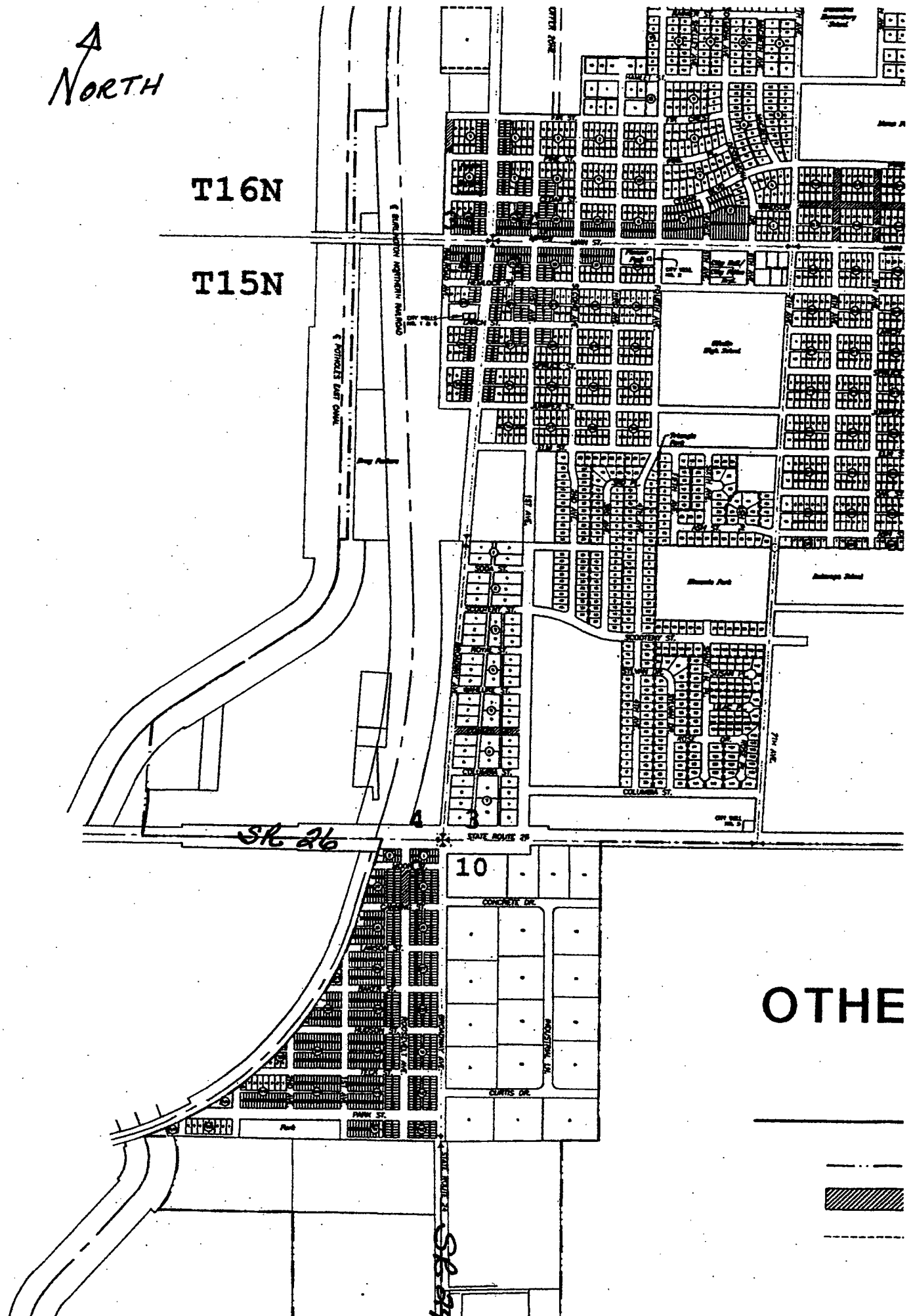
Date Submitted: 2/27/04



NORTH

T16N

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OTHE

