DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No. 21-104972 LM

Project Name/Address: Unico Bellevue Connection / 550 106th Ave NE, Bellevue, WA 98004

Planner: Kennith George

Phone Number: 425-452-5264

Minimum Comment Period: April 1, 2021

Materials included in this Notice:

☒ Blue Bulletin
☒ Checklist
☒ Vicinity Map
☐ Plans
☐ Other: Critical Area Report

OTHERS TO RECEIVE THIS DOCUMENT:
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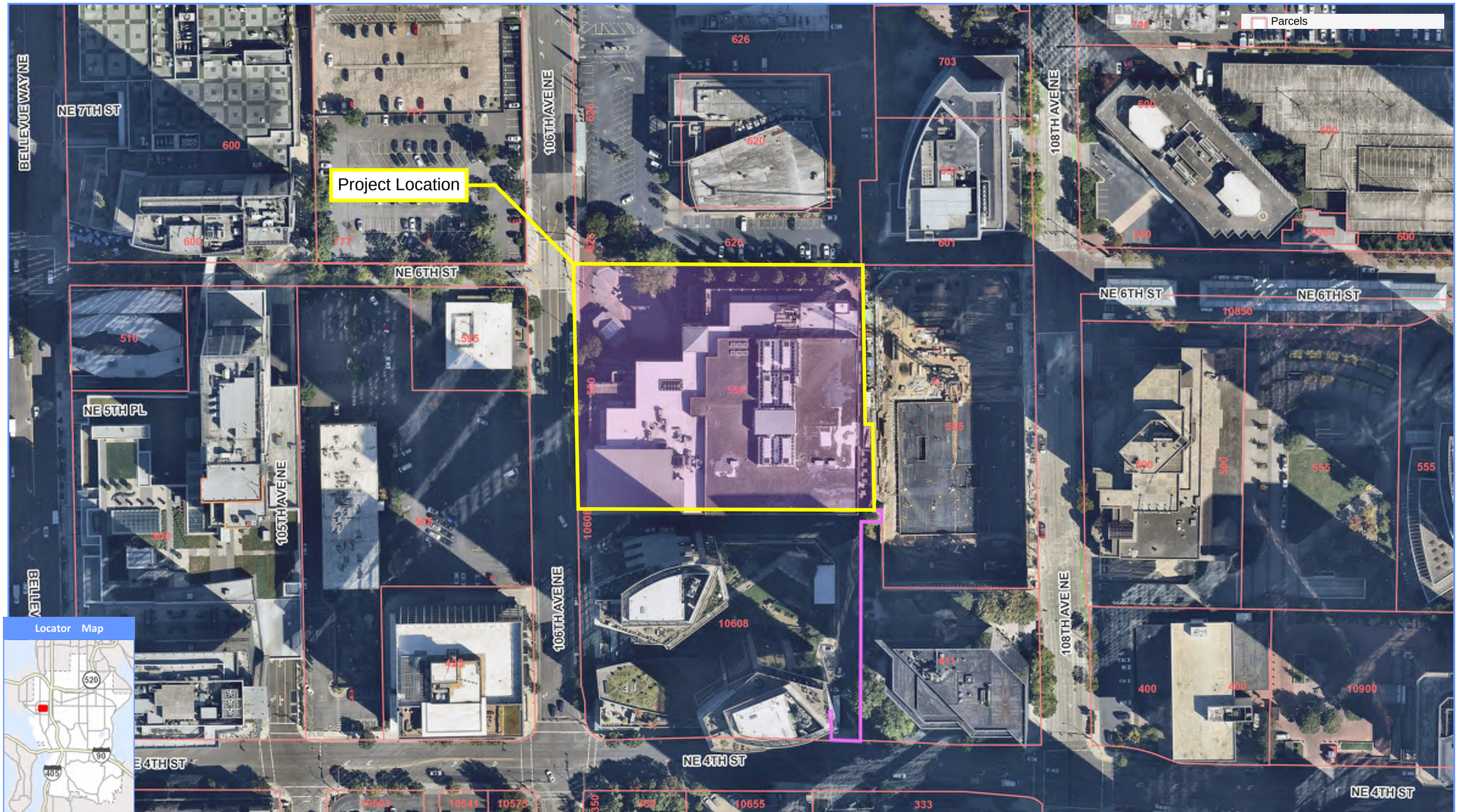
☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
☒ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
☒ Attorney General ecyolyef@atg.wa.gov
☒ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us



20-114821 LM - Unico

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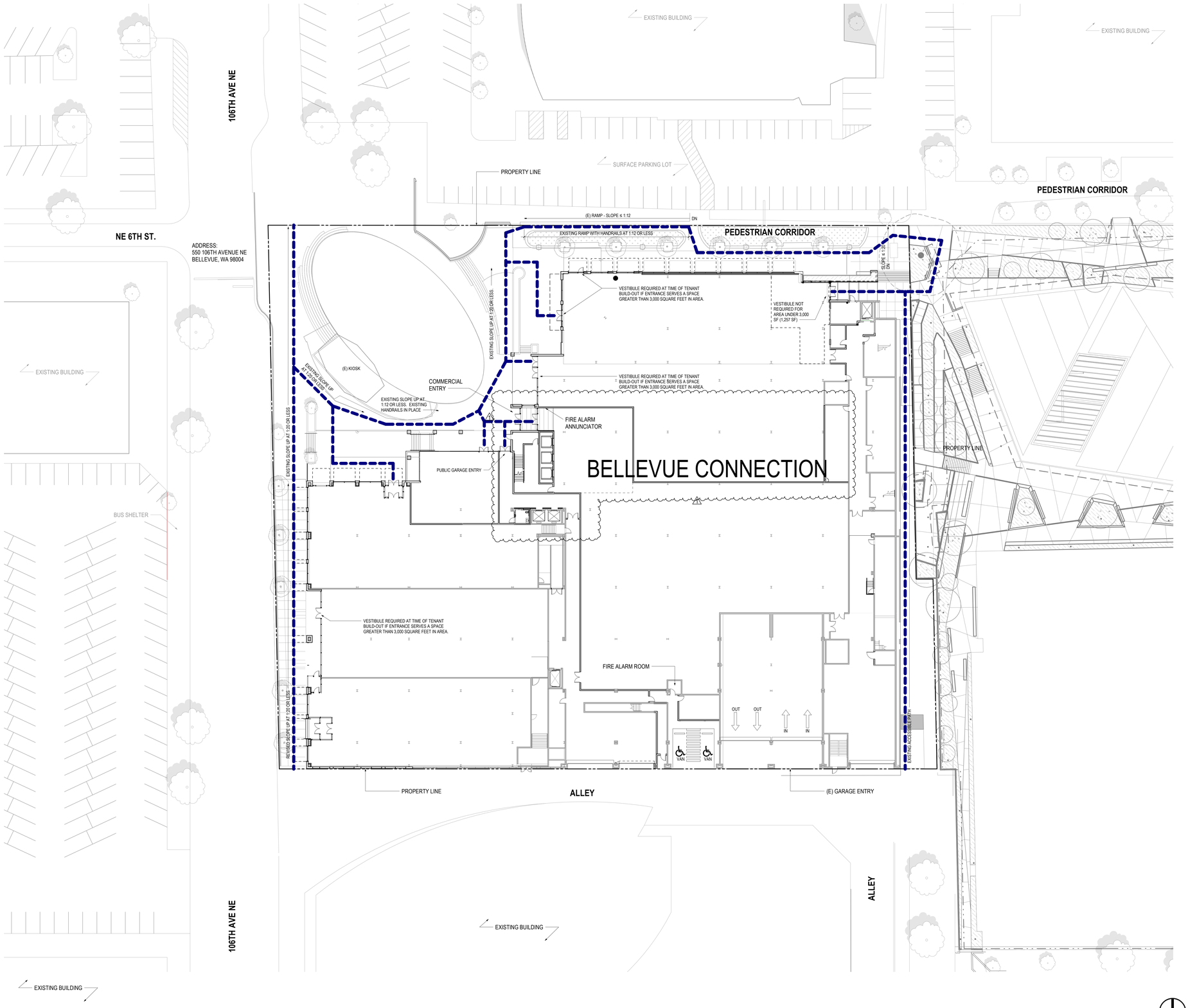
Scale 1: 1,356 Feet

Map Generated on: 10/01/2020

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties.



1 A1.01 **PLAN, SITE**
1" = 20'-0"

PROJECT NORTH
TRUE NORTH
0' 5' 10' 20' 40'

LEGEND

ACCESSIBLE PATH OF TRAVEL

ZGF
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Revisions

1	LUX 2	03/10/21

UNICO PROPERTIES: BELLEVUE CONNECTION
550 106th Ave, NE
Bellevue, WA 98004

Drawing Title
PLAN, SITE

Date:	03/10/2021
Job No:	S25260
Drawn By:	ZGF
Checked By:	ZGF

Drawing No.
A1.01

LUX 2

3/10/2021 2:03:39 PM

Development Services

SEPA Environmental Checklist

The City of Bellevue uses 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

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “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 and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

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 city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Unico Bellevue Connection
2. Name of applicant Michael Riha
3. Contact person Kevin Snook Phone 206.582.5450
4. Contact person address 925 Fourth Avenue, Suite 2400
5. Date this checklist was prepared 3/10/2021
6. Agency requesting the checklist City of Bellevue Development Services Department

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

Anticipated Construction Start: 4/19/2021

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

No plans for future additions or expansions are known or anticipated.

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

No environmental technical reports have been prepared or will be prepared for this limited-scope project. A traffic analysis has been prepared by Transportation Engineering Northwest that documents the expected traffic impacts of the project that is shows a reduction of PM peak hour trips.

10. 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 known applications pending for approval that would directly affect the property associated with this project.

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

Land Use Exemption (LUX) and Building Permit.

12. Give a 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 involves three modifications to the existing building, none of which involve increases in the current building's horizontal or vertical footprint: 1. Interior building changes (Level 2 area increase of 4,725 SF and Level 3.5 Mezzanine area increase of 7,299 SF, both additions within the building envelope) with a minor exterior design change relocating the private lobby entry from the south side of compass plaza to the west side of plaza (no area change). 2. Replacement of EIFS faced facades with a thermally improved metal panel system on the south, east and partial north elevations. 3. New mechanical equipment and screens. No site changes are proposed. The LUX proposes changes of use at the ground floor of the building including changes of use from recreation facility to office use, and office use to retail.

13. 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 the 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.

The project address is 550 106th Ave. NE, Bellevue, WA 98004. Please refer to the plans on file with the City of Bellevue for a legal description of the project site. Refer to enclosed site plan in Appendix A.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☐ Steep Slopes
   - ☐ Mountainous
   - ☐ Other _____

2. What is the steepest slope on the site (approximate percent slope)? 1:12

3. 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.

There is no soil work or soil removal anticipated with this project. The site is nearly completely covered with impervious surface and only small areas of existing impervious surface (concrete sidewalk and brick) will be disturbed and replaced.

In this area of Downtown Bellevue it is common for soil conditions to include a layer of fill with glacially consolidated soils below, which may include till-like deposits, cohesionless sand and gravel, boulders, and cohesive silt and clay.

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known mapped faults beneath the site or history of unstable soils. Based on the City of Bellevue Critical Hazards Maps, there are no mapped geologic hazards on or near the site.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

Not applicable.

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

Construction would incorporate best management practices to control potential impacts. Once the project is complete, no erosion would be anticipated.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Impervious area will not be changed.

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

No earth-related impacts are anticipated.

Air

1. 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.

During construction, the proposed project could result in localized increases in air quality emissions (primarily CO2 and dust) due to construction and demolition vehicles, equipment, and activities. Emissions would not result in exceedance of ambient air quality standards.

After completion of the project, the building HVAC and mechanical systems may be sources of ongoing emissions, however, the project has been designed to conform to applicable standards and regulations for air quality in Bellevue.

In order to evaluate the climate change impacts of the project, the King County Greenhouse Gas Emissions worksheet has been prepared to estimate the emissions footprint for the project, which is attached as Appendix B. Two versions of the GHG worksheet are provided--one that shows the anticipated emissions from the project and one that shows the anticipated emissions from the existing building as a whole. Both are provided to show a conservative, full-picture of potential life cycle emissions.

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

No. There are no offsite sources of air quality emissions or odors that may affect the project.

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

No significant adverse emissions or air quality-related impacts are anticipated. Using well-maintained equipment, turning off construction vehicles when not in use, and dust control during demolition and construction will help control any minimal emissions sources.

Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

      No. The nearest surface water body is Lake Washington, located approximately 0.75 miles west of the site.

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

      No. The project will not require any work over, in, or adjacent to (within 200 feet) any water body.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

      None.

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

      No.

   e. Does the proposal lie within a 100-year floodplain? No.
      If so, note the location on the site plan.

f. 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.

2. Ground Water

a. 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 groundwater would be withdrawn from a well and no water would be discharged to groundwater with the project.

b. 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.

Waste material will not be discharged into the ground from septic tanks or other sources. The building maintains existing connections to the City's sewer that will be relied upon for the project and will not be changed.

3. Water Runoff (including stormwater)
   a. 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.

      Impervious surfaces are existing sources of runoff and would continue to be the source of runoff with the proposed project. The project is not anticipated to increase the volume or direction of flow. There is existing stormwater runoff infrastructure onsite that connects to the City's storm main system and will not be changed with the project.

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

      No. The existing stormwater collection system and best management practices during construction will prevent waste materials from entering ground or surface waters.

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

      No.

   Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

   No significant adverse surface, ground, runoff water or drainage pattern impacts are anticipated. Stormwater from impervious surfaces would continue to flow to onsite stormwater infrastructure and to the City's public storm drainage system.

Plants

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

   - [x] deciduous tree: alder, maple, aspen, other _____
   - [ ] evergreen tree: fir, cedar, pine, other _____
   - [x] shrubs
   - [ ] grass
   - [ ] pasture
   - [ ] crop or grain
   - [ ] orchards, vineyards or other permanent crops
   - [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
   - [ ] water plants: water lily eelgrass, milfoil, other _____
   - [ ] other types of vegetation _____

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

   Existing vegetation will remain in place. Existing trees will be protected from construction and repair activities. Existing ornamental shrubs will be replaced in kind.

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

   No known threatened or endangered species are located on or proximate to the project site.

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

   Existing trees will be protected from construction and repair activities. All vegetation that is affected by construction and repair activities will be replaced in kind.

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

No known noxious weeds and invasive species are known to be on the site. Invasive species known to exist in Downtown Bellevue include Portuguese laurel, common hawthorne, and English ivy, and Himalayan blackberry.

Animals

1. 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 seagulls, pigeons

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☑other squirrels, rats

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other _____

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

No known threatened or endangered species are located on or proximate to the project site.

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

Yes. The entire Puget Sound region is within the Pacific Flyway, which is a major north-south flyway for migratory birds in America, extending from Alaska to Patagonia. Every year, migratory birds travel some or all of this distance both in spring and in fall, following food sources heading to breeding grounds, or travelling to overwintering sites.

4. Proposed measures to preserve or enhance wildlife, if any.

No significant adverse wildlife impacts are anticipated. The project retains existing on-site landscaping, which provides limited habitat for urban wildlife.

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

No invasive animal species are known to be on the site. Invasive animal species known to be in King County include European starling, house sparrow, and eastern gray squirrel.

Energy and Natural Resources

1. 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.

Electricity and natural gas currently serve the building and would continue with the project.

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

No. The project does not significantly increase the height of the existing building, which is far below the zoned height limit for the site.

3. 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 include upgrade of building mechanical systems to energy conserving DOAS HVAC systems, and upgrade of building envelope to increase energy efficiency.

Environmental Health

1. 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 environmental health hazards could occur as a result of the project.

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

None known.

   b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known. Minor gas lines exist on site that connect to the existing building and will not be altered with the project.

   c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None.

d. Describe special emergency services that might be required.

None anticipated.

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

In the event environmental health hazards were discovered during project construction, the hazards would be addressed consistent with local and state regulations.

2. Noise

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

Traffic noise from adjacent roads.

b. 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.

Noise related to project construction could occur, but noise would be short-term. No increased parking is proposed as part of the project so traffic noise generated from the project is anticipated to be the same as historic conditions. Compliance with the City's noise standards is anticipated.

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

The project would comply with the requirements of the City's noise controls, including limits on construction hours.

Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the site is office, recreation, restaurant and retail uses. Future use of the site with the project would be the same. Urban residential, office, restaurant and retail uses exist on adjacent properties.

2. 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 non-farm or non-forest use?

No.

   a. 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.

3. Describe any structures on the site.

Existing three story office and retail building that will be retained with the project.

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

Minor building elements will be demolished to facilitate the exterior materials upgrade. The existing three-story building will be retained.

5. What is the current zoning classification of the site? DT-01

6. What is the current comprehensive plan designation of the site? Downtown Subarea

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

Not applicable.

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

No.

9. Approximately how many people would reside or work in the completed project? 1000

10. Approximately how many people would the completed project displace? None

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

Not applicable. The project would not displace any people. There are no residences on the project site. The number of people working at the site would increase from current conditions because of the change in use to office and minor building expansion.

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

Compliance with Land Use Exception process.

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

Not applicable. There are no nearby agricultural or forest lands of commercial significance.

Housing

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

No housing units would be provided as part of the project.

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

No housing units would be eliminated as part of the project.

3. Proposed measures to reduce or control housing impacts, if any.

No housing impacts would occur and no measures are proposed.

Aesthetics

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

The tallest portion of the building is the existing east mechanical screen wall on the eastern roof at 80' above average grade.

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

The project does not involve a height addition to the existing building. No existing views are anticipated to be obstructed. The building exterior is proposed to be improved with the project, which will make it more aesthetically pleasing.

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

No significant adverse aesthetic impacts are anticipated. The aesthetic changes proposed for the building is a transformation from a retail building to a mixed office and ground floor retail building. The changes are appropriate to the Downtown Bellevue location in context and use, and are consistent with the applicable design guidelines.

Light and Glare

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

Sources of light and glare from the project do not change with the proposal. Current conditions include stationary light sources (interior and exterior lighting), mobile sources (vehicles entering and leaving the garage), and glare from windows. Lighting from the existing project could be visible from locations proximate to the project site. Specific information related to light fixtures and glazing is available in the City's building permit files for the project.

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

No. Light and glare associated with the project are not expected to cause a safety hazard or to interfere with views.

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

None.

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

No significant adverse light or glare-related impacts are anticipated and no mitigation measures are proposed.

Recreation

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

Project site is on the major pedestrian corridor and provides pedestrian recreation opportunities with the existing corridor and Compass Plaza that are being retained.

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

No. Only minor repair work is anticipated for brickwork in the corridor. No existing recreational uses are anticipated to be displaced.

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

No adverse recreational impacts would occur. This project will retain the existing corridor and Compass Plaza features, and exiting public bike racks.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

2. 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.

No.

3. 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.

Review of GIS data and Department of Archaeology and Historic Preservation WISAARD database.

4. 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 significant adverse historic impacts are anticipated and no mitigation measures are proposed.

Transportation

1. 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.

The site is served by106th Ave NE. Access will stay the same. See the site plan in Appendix A.

2. 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?

Yes, the site is currently served by public transit. There is one bus stop at the adjacent north property and the Downtown Bellevue Transit Station is one block east.

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

The project does not involve creation or elimination of existing parking. No parking changes are proposed.

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

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

No. The future Sound Transit East Link Light Rail Downtown Station is planned to open in 2023 and will be located three blocks east of the site on 110th Avenue NE.

6. 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?

The Traffic Impact Analysis by TENW estimated in a reduction of approximately 350 weekday daily trips when accounting for credit for the previously approved uses on-site (-175 entering, -175 exiting). Peak volumes are expected to occur between 7-9 AM and 4-6 PM. Less than 3% trucks are expected. Trip generation was based on standard City of Bellevue trip rates and ITE Trip Generation Manual, 10th Edition.

7. 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.

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

No impacts are anticipated an no mitigation measures are proposed.

Public Service

1. 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.

The project will result in a slight increase in office space in the existing building that would generate an incremental need for increased public services due to the addition of office and retail employees, and visitors associated with the site. To the extent emergency service providers have planned for increases in service demands consistent with zoned density allowances, no significant impacts are anticipated.

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

No significant impacts to public services are anticipated and no mitigation measures are proposed.

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

All utilities are currently available at the site. No additional utilities needed or proposed for the project.

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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 DocuSigned by: Michael Riha 35944F9EED844C0...

Name of signee Michael Riha

Position and Agency/Organization Development Manager, Unico Properties LLC

Date Submitted 3/10/2021 | 2:34 PM PST