Evaluation for
Agency Use Only

State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST
File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE 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 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: Community College of Spokane - Maintenance and Operations Bldg.
2. Applicant: Community College of Spokane
3. Address: 1810 N. Greene St.

   City/State/Zip: Spokane, WA 99217 Phone: (509) 533-7000

   Agent or Primary Contact: David Hipp, Bernardo Wills Architects

   Address: 153 S. Jefferson

   City/State/Zip: Spokane, WA 99201 Phone: (509) 838-4511

   Location of Project:

   Address:

   Section: 10 Quarter: SE Township: 25N Range: 43E

   Tax Parcel Number(s) Parcel Number 35104.0007 and 35104.0017 (to be combined)
4. Date checklist prepared: March 16, 2020
5. Agency requesting checklist: City of Spokane, Building and Planning Dept.
6. Proposed timing or schedule (including phasing, if applicable): Construction start in June 2020

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Possible expansion of yard areas in the future, BLA to combine parcels

   b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
   Yes, adjacent property is owned by the school/state and is located around the site

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Contaminated Soils identified in preliminary geotechnical findings.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known at this time.

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

Building permit, Fire department - fueling station 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.

A maintenance and operations building with offices, trade shops and vehicle maintenance bays. Site consists of secured yard area parking lot, and circulation space. The building will be approximately 27,000 s.f. and be constructed as a pre-engineered metal building.

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 application related to this checklist.

Parcel Number 35104.0007. There is no address currently assigned. The site is located on the eastern end of the Spokane Community College just north of N. Rebecca Street.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

Aquifer Sensitive area, General Sewer area, City of Spokane

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Stormwater will infiltrate onsite. Treatment provided by swales. Infiltration via single -depth drywells is anticipated. Some spills may result from vehicle maintenance or fire sprinkler systems if activated during a fire.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

An existing approximately 6,000 gallon above ground fuel tank and dispensing system is anticipated relocated and used within the secured yard area.

(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Double containment tank and containment pad will be used for the fueling station.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

Vehicle lubricants, oils and fluids will be stored in the vehicle maintenance shops. Cleaning supplies and painting supplies will stored and used in the trades shop areas. Fertilizers, pesticides, and herbicides will be stored indoors in separate storage rooms.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

The depth of both ground water and bed rock are not known at this time, however the ground water level is anticpated to be close to the surface considering the proximity of the site to the river.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts.

Storm water will be discharged into the ground by means of swales that will treat the paved surfaces and drywells that will discharge the roof water runoff.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other:

b. What is the steepest slope on the site (approximate percent slope)?

1% to 3% slope

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.

10.6% Urban land, gravelly substratum, 0-15 percent slopes (USDA Natural Resources Conservation Service)

89.4% Urban land-opportunity, disturbed complex, 3-8 % slopes (USDA Natural Resources Conservation Service)

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

Not known at this time

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:

It is anticipated that the site will be balanced and will not require large amounts of export or import soil. Imported crushed materials for foundation and pavement subgrade may be required. Any excess cut material from the project will be kept onsite.

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

No. The site is relatively flat and has been cleared in the recent past with no signs of errosion

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

Approximately 64% of the site will be covered with paved surfaces, concrete sidewalks, or building footprint.

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

Stormwater drainage will be taken to swales, yard areas will receive gravel and the remainder of the site will be landscaped.

2. Air

a. What type 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 dust could be generated grading and construction activities. During operation vehicle exhaust will be present as a result of vehicle movement and maintenance activities.

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

Vehicle exhaust from local traffic, rending plant to the east of the site and possibley construction activities from the north south freeway project to the west when it occurs.

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

None at this time

3. Water

a. SURFACE WATER:

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

The Spokane river is to the north of the site.

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

No.

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

Not applicable

(4) Will the proposal require surface water withdrawals or diversions? If yes, 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 discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. _____

No

b. GROUNDWATER:

(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, the project will use City of Spokane water supply.

(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 known at this time.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) 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 sheet flow to swale structures from impervious surfaces and water from building roofs will be piped to drywells for dissipation into the soil.

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

Vehicle fluids may get into the storm water system from the parking areas.

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

The proposal will use the existing site drainage patters to direct surface water to swales and away from the building pad.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter impacts, if any.

The proposal will enhance and use existing drainage patters to direct the runoff water over impervious surfaces to swale structures and drywells.

4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: None

Evergreen tree: ☐ fir ☐ cedar ☐ pine

Other: None

☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: None

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: None

Other types of vegetation: _____

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

The existing volunteer grasses that have grown up on the site over time will be removed.

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

None Known at this time.

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

Landscaping and street trees meeting the City of Spokane zoning requirements will be used on site. Native gasses will be used where the site is not disturbed.

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

None known at this time

5. Animals

a. Check *and* 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:

Birds: ☒ hawk ☐ heron ☐ eagle ☒ songbirds

Other:

Mammals: ☒ deer ☐ bear ☐ elk ☐ beaver

Other:

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: trout or bass may be in the Spokane river near the site, but not on the site.

Other (*not* listed in above categories):

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

None Know at this time

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

None known at this time

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

Landscaping will provide enhanced habitat for small mammals and birds.

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

None known at this time.

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.

The project anticipates using electrical power for systems and cooling and natural gas for heating

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:

The project will be designed to meet the requirements of the WSEC code.

7. Environmental health

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

Possible vehicle fluids and painting supplies.

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

Possibly some soil containing small amounts of petroleum resulting from previous earth moving activities

(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.

Surveys to date have not encountered these conditions.

(3) Describe any toxic or hazardous chemicals/conditions 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 are anticipated being used in construction some vehicle fluids and painting supplies will be used in the building operation

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

None beyond the existing police, fire and emergency services that are in the area.

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

fluids from vehicles and painting supplies will be kept in storage rooms or lockers to contain the material.

b. NOISE:

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

Vehicle traffic from adjacent streets and train traffic from adjacent railroad lines. Possibly construction activities from the future north south freeway.

(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.

In the short term noise will be generated from construction activities and construction vehicles. Long term the project anticipates minimal noise generation from vehicle maintenance activities. Short term noise will be generated between 6:00 am and 5:00 pm. Monday through Friday. In the long term noise is expected to be generated between 8:00 and 5:00 Monday through Friday

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

Noise controls are not expected to be needed.

8. Land and shoreline use

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

The project site and adjacent properties are currently zoned light industrial. The land use is consistent with the current zoning.

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?

No

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.

No structures exist on the site.

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

No

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

Light Industrial

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

Light Industrial

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

Not known at this time

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

Not known at this time

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

Approximately 30 to 40 people will be working at the site

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

None

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

Not applicable

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

The proposal will be consistent with the current zoning which are not anticipated to change in the near future.

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

Not applicable

9. Housing

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

None

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

None

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

None needed

10. Aesthetics

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

The anticipated height of the building at the tallest portion is 30'-0"

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

No

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

The building will utilize a varied color scheme between the roof and walls as well as brick veneer at the wall base to provide an aesthetically pleasing appearance.

11. Light and Glare

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

Some glare may occur from parking lot light fixtures at night or light refleted off of building walls during the day.

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

No hazards are anticipated.

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

Adjacent parking lot lighting or building lighting may affect the project, but they are not anticipated to be significant due to the distance from the glare sources.

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

Light shields or 100% cut off light fixtures will be used to control glare.

12. Recreation

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

The adjacent Community College Campus provide informal recreational opportinities and the river to the north provides recreational opportunities.

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:

Control measures are not anticipated to be needed.

13. Historic and cultural preservation

a. Are there any buildings, structures, or sites, located on or near the sited 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.

Some of the buildings on the adjacent community college campus may be eligible for historic preservation.

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.

None known at this time. The site was previously graded and used for soil storage.

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data was used to assess potential cultural impacts.

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

None are anticipated to be needed, however if any items are discovered during the construction construction process, the project will cooperate with the appropriate agencies.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The project will be located on an extension of an existing campus circulation road that is connected to N. Rebecca Street, which feeds into E. Mission and indirectly to N. Greene Street.

b. Is 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, STA bus system serves the Community College campus. the SCC Transit Center is located approximatley 1,500 feet southwest of the project site.

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

The project will create 37 new parking stalls and no existing stalls will be eliminated.

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).

It is not anticipated that the project will require improvements to existing roads or streets. However the project will require modification of an existing campus circulation road.

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

The project falls within the ACZ-5 zone of Felts Field (airfield). No impacts to the airfield are anticipated. The intended high-intensity use (mixed with low-intensity use) of this building does not fall under the limitations of SMC 17C-180-090. This project type is allowed in ACZ-5.

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

Regular staff and visitors will contribute approximately 60 trip ends per day M-F from 7AM-6PM. Shift workers will contribute an additional 10 trip ends per day, each day (S-S). Fleet and security vehicles will contribute approximately 60 trip ends per day, M-F, from 7AM-6PM. Shift workers driving fleet and security vehicles while on-duty will contribute approximately 10 trip ends each day (S-S). The minimum trip end count of (approximately) 20 per day occurs on weekends. The maximum trip end count of (approximately) 140 occurs on weekdays. Trip end counts are based on owner input."

(*Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

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, general describe.

No

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

No reduction measures or controls are anticipated to be needed for transportation impacts.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

It is not anticipated that the project will result in an increased need for public services. The existing services already cover the project site.

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

No reduction measures or controls are anticipated to be needed for impacts on public services.

16. Utilities

a. Check 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: _____

Electricity - Avista, Water, Sewer, and refuse - City of Spokane, Gas - Community College Campus supply, Telephone, Fiber optic - Qwest Cable/Internet - Comcast

_____

_____

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: March 16, 2020 Signature: David E Hipp

Please Print or Type:

Proponent: David Hipp, Bernardo Wills Architects Address: 153 S. Jefferson, Spokane, WA 99201

Phone: (509)838-4511

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

☐ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

☐ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

☐ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.