

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE SECTION 11.10.230[1]

Updated March 15, 2006

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)

File No. B19M0055PDEV

B2004669SEPA

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 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: **Permit application for AJ Development located in Spokane County Parcel No. 36341.0108, File No. B19M0055PDEV**
2. Name of applicant: **Paul Harrington**
3. Address and phone number of applicant or contact person: **3421 S. Henry Rd. Greenacres WA 99016 509-714-6301**
4. Date checklist prepared: **March 24, 2020**
5. Agency requesting checklist: **City of Spokane Planning Department**

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6. Proposed timing or schedule (including phasing, if applicable): **Not yet determined**
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
No
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
No
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.
No
10. List any government approvals or permits that will be needed for your proposal, if known.
Building Permit City of Spokane
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.
This proposal is for a Building Permit for the property herein. A 26,812 SF spec commercial building will be built on the currently vacant, 78,000 SF lot zoned for heavy industrial.
12. Location of the proposal. Give sufficient information to 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 No. 36104.9121. COLUMBIA ADD LTS 1 THRU 16 BLK 1 INCL N1/2 OF VAC DECATUR S T S OF & ADJ & VAC ALLEY IN BLK 1 EXC ROW TAKE DESC IN AFN 5999318
13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)?
No
14. The following questions supplement Part A.
 - a. Critical Aquifer Recharge Area (CARA)
 - (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).
208 swales for stormwater run off

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- (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?

No, if there are there will be secondary containment

- (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.

Secondary containment or oil/water separator for floor drains

- (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?

No

b. Stormwater

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

Unknown

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

208 swales and drywalls will be used for stormwater disposal.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): flat

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

2%

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.

Gravel

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:

None

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

No. The site is relatively flat and will be undertaken with an approved stormwater management plan

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

56%

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

None

2. Air

- a. What type 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.

Dust during 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:

Water down disturbed soils during construction

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

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.

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.

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

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- (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. GROUND:

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

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

None

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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.

Roofs and parking areas. Water to be contained on site

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

There is no direct exposure to ground or surface waters at the site.

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

208 swales

4. Plants

- a. Check or circle type of vegetation found on the site:

Deciduous tree: alder, maple, aspen, other.

Evergreen tree: fir, cedar, pine, other.

Shrubs

Grass

Pasture

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

None

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

None

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

Street trees and new grassy areas shown on site plan

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

None

- 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

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

Proposal will meet City of Spokane landscape standards.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric and natural gas 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:

Project will meet State of WA NREC.

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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.

Site will provide fire department access

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

None

- b. NOISE:

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

Less than traffic from Francis.

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

Construction noise

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

Limit noise from 6am to 7pm

8. Land and shoreline use

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

Repair and finance services, wholesale, vacant

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

No

c. Describe any structures on the site.

None

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

None

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

Heavy Industrial

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

Heavy Industrial

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 a critical area? If so, specify.

No

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

60 working

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

None

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- k. Proposed measures to avoid or reduce displacement impacts, if any:
None
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Both storage and warehouse are allowed uses in heavy industrial zoning

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

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?
31'-8", metal siding
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
The proposed aesthetic impacts will be reduced by maintaining a commercial warehouse quality to be unified with the existing community. Metal roof and metal siding will help the neighborhood aesthetic.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Parking and security lights, set appropriately from dusk til dawn
- 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
- d. Proposed measures to reduce or control light and glare impacts, if any:
Proposed new exterior lighting will typically be down lighting with daylighting, timers, or other controls to reduce unwanted light or glare impacts.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The Children of the Sun cycling trail and Harmon field and skate park are accessible within 1 mile.
- 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:
NA

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.
The site is accessed by E. Francis Ave.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
No, the nearest transit stop is approximately 1 mile away
- c. How many parking spaces would the completed project have? How many would the project eliminate?
0 eliminated, 27 created. Any future proposed project will comply with the County's parking standards.
- 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).
The proposal will comply with the County's standards with its alteration to parking and driveways as shown on the Site Plan.

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- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
No
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.
Less than 20 at peak. 150 trips per day depending on tenant
- g. Proposed measures to reduce or control transportation impacts, if any:
Provide new driveway approaches to facilitate easy access to site. Design parking lot for more than minimum standards

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.
No
- b. Proposed measures to reduce or control direct impacts on public services, if any:
Will pay impact fees levied by city.

16. Utilities

- a. Circle utilities currently available at the site: electricity, water, refuse service, telephone, sanitary sewer
- 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.
New sewer, water, power, telecom brought to the site

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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: 3/24/20 Signature: 

Please Print or Type:

Proponent: Paul Harrington Address: 3421 S. Henry Rd. Greenacres WA 99016

Phone: 509-714-6301

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Person completing form (if different from proponent): _____ Address: _____

Phone: _____

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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.