

**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: **Division & Francis Development**
2. Applicant: **Bernardo Wills Architects**
3. Address: **153 S. Jefferson Street**
City/State/Zip: **Spokane, WA 99201**
Agent or Primary Contact: **Bernardo Wills Architects, Contact: Licia LeGrant**
Address: **153 S. Jefferson Street**
City/State/Zip: **Spokane, WA 99201** Phone: **(509) 838-4511**
Location of Project: **Spokane, WA**
Address: **NW corner of Division & Francis**
Section: _____ Quarter: _____ Township: _____ Range: _____
Tax Parcel Number(s) **36304.3210; 36304.3209; 36304.3218; 36304.3225**
4. Date checklist prepared: August 24, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): **Phase I: Site development to begin October 2020; Phase II: Construction of Building A (Branch Banking Facility) to begin December 2020; Phase III: Construction of Pad B & C date TBD.**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes, Phase I Development with include pad ready sites for Building B & C. Future activity to include construction of Building B & C (Phase III). Timing of this work to TBD.**
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 this proposal. **A Geotechnical Report has been completed for parcel no: 36304.3210 and a Geotechnical Report for the remainder parcels is in process.**
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. **WSDOT Access Permit for access along US HWY 395 (Division Street).**

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 project includes Phase I, II & III. Phase I will be the development of the entire 1.80 Acre site to include design of access/drives, grading, storm water management, and utilities (sewer and water) to three pad ready sites (A, B & C). Phase II will be the construction of a 4,000-5,000 SF Branch Banking Facility (Pad A) to include additional minor site work including 3 drive up lanes and connection to all site utilities. Phase III will include construction of future buildings B & C (Design TBD).**
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. **Project site is located on the NW corner of Francis & US395 (Division Street) and is comprised of four parcels (36304.3210; 36304.3209; 36304.3218; 36304.3225). Project site is bound by US395 to the east, Francis Ave. to the south and Atlantic Street to the west. The property is approximately 1.8 Acres.**
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.) **The proposed property lies within City of Spokane city limits.**
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). **Storm water runoff will be discharged into bio-infiltration swales and disposed via drywells and will comply with City of Spokane Storm Water standards and requirements, as provided by the Spokane Regional Storm Water Manual (SRSM).**

- (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**
- (3) What protective measures will be taken to ensure 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. **No, DOT classified chemicals will be handled or stored on site. Storm water management facilities are designed in compliance with the City of Spokane standards to provide treatment of storm water runoff.**
- (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**

Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)? **No groundwater and bedrock identified on the site per Geotechnical Report dated September 27, 2019.**

Will stormwater be discharged into the ground? If so, describe any potential impacts. **Storm water runoff will infiltrate into on-site bio-infiltration swales. Drywells located within the bio-infiltration swales will be used to discharge and dispose stormwater into the subsurface soils. Storm water management systems will comply with City of Spokane standards and requirements. Impacts will be minimized by complying with City of Spokane storm water requirements.**

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

- b. What is the steepest slope on the site (approximate percent slope)? **The existing slopes undulate across the site, with the majority of slopes ranging from 1% to 5%, with one limited area around 30%. The slopes on the proposed site will primarily range from 1.2% to 4.8%, with side slopes on the proposed bio-infiltration swales not exceeding 33.3% (3:1).**

- 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. **Per the Geotechnical Report dated September 27, 2019 the soils in this area consist primarily of sandy glaciofluvial deposit. The site soils are classified as Urban, land, sandy substratum (7106). The glacial deposits consist of silty to poorly graded sand.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: **Grading will be conducted in an attempt to balance cut and fill on-site. The total earthwork quantities are estimated to be approximately 1,000 cubic yards of cut and 1,500 cubic yards of fill. Crushed surfacing base course will be imported for the paved improvements.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Some erosion will likely occur, consistent with typical construction activities. Construction activities will comply with City of Spokane erosion and sediment control standards.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **Approximately 85% of the site will be covered with impervious surfaces after project construction.**
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Construction will comply with Spokane Regional Clean Air Agency requirements. Erosion control plans will be submitted to City of Spokane in conjunction with construction plans.**

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. **None known**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None Known**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **None**

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. **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. **N/A**

(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. **N/A**

(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**

(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. **N/A**

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. **The storm water runoff will primarily come from roofs, sidewalks, internal vehicle circulation routes, landscape areas, and parking lots. The runoff will be discharged to bio-infiltration swales for management and treatment in compliance with City of Spokane storm water standards and requirements, as provided by the *Spokane Regional Storm Water Manual (SRSM)*. Drywells located in the swales will be used to dispose stormwater into the subsurface soils. A grading plan and drainage plan will be prepared for the proposed development. Storm water will not be directly discharged into any surface waters.**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **The proposed project will not discharge to surface waters. The proposed project will comply with City of Spokane storm water standards and requirements.**

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **The proposed project will not affect existing drainage patterns. The proposed project will comply with City of Spokane storm water standards and requirements.**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. **The proposed project will reduce and control surface, ground, and runoff water impacts by complying with City of Spokane storm water standards and requirements. The contractor shall comply with the Erosion and Sediment Control plans for the subject site.**

4. Plants

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

Deciduous tree: alder maple aspen

Other: **None (It is a cleared site)**

Evergreen tree: fir cedar pine

Other: **None (It is a cleared site)**

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: **None (It is a cleared site)**

Water plants: water lily eelgrass milfoil

Other: **None (It is a cleared site)**

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? **None. The site has been previously cleared and has remained a dirt site.**

c. List threatened and endangered species known to be on or near the site. **None Known**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **The proposed development of the site will include full landscape design to provide trees, shrubs and other vegetation native to our area and will meet all City of Spokane Landscaping requirements for new commercial developments.**

e. List all noxious weeds and invasive species known to be on or near the site. **None known**

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: **None known**

Mammals: deer bear elk beaver

Other: **None known**

Fish: bass salmon trout herring shellfish

Other: **N/A**

Other (not listed in above categories): _____

- b. List any threatened or endangered animal species known to be on or near the site. **None known**
- c. Is the site part of a migration route? If so, explain. **None known**
- d. Proposed measures to preserve or enhance wildlife, if any: **N/A**
- e. List any invasive animal species known to be on or near the site. **None known**

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.
Electric and natural gas for project operation including power, lighting, heating and cooling (HVAC).
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No, we do not foresee the structures being more than 1 story tall**
- 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: **Use and implementation of high efficiency building and equipment technologies within the project.**

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.
None known

- (1) Describe any known or possible contamination at the site from present or past uses. **None known**
- (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. **None known**
- (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 known**
- (4) Describe special emergency services that might be required. **None known**
- (5) Proposed measures to reduce or control environmental health hazards, if any: **N/A**

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **Traffic**
- (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. **Noise from construction activities including vehicle and equipment operation. These noises would only occur during industry standard working hours.**
- (3) Proposed measure to reduce or control noise impacts, if any: **Noise would be limited to appropriate/approved workday hours of operation.**

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 site is currently vacated and has no building/not in use. The proposed use of the site would be commercial business or retail use similar to adjacent sites.**

- 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? **N/A**
- c. 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: **N/A**
- d. Describe any structures on the site. **There are no structures on site**
- e. Will any structures be demolished? If so, which? **No**
- f. What is the current zoning classification of the site? **GC-70 (General Commercial)**
- g. What is the current comprehensive plan designation of the site? **General Commercial**
- h. If applicable, what is the current shoreline master program designation of the site? **N/A**
- i. Has any part of the site been classified as a critical area by the city or the county? If so, specify. **None known**
- j. Approximately how many people would reside or work in the completed project? **Unknown at this time**
- k. Approximately how many people would the completed project displace? **None**
- l. Proposed measures to avoid or reduce displacement impacts, if any: **N/A**
- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Coordinate project design with applicable zoning codes and jurisdiction requirements to maintain compliance with approved land use requirements.**
- n. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **N/A**

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: **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? **Undetermined at this time, however any structures would not exceed the max. building height allowed by the current zoning code.**
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Design to be in compliance with all zoning and jurisdictional design aesthetics requirements.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Typical interior lighting from building use during non-daylight hours. Decorative exterior building and landscape feature lighting. Amenity and wayfinding lighting at the pedestrian level.**
- 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? **Existing City street lights adjacent to the property.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **All lighting to meet the building and zoning cut off and glare requirements.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **None known**
- 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: **N/A**

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. **None known**
- 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**
- 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**
- 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. **N/A**

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 site is enclosed on all four sides by streets or alleyways. US HWY 395 is the west boundary, Francis Ave. is the south boundary, Atlantic Ave. is the east boundary and the north boundary is a parking lot. Currently the site has access to US395 (in three locations), Francis Ave. (in one location) and Atlantic Ave. (in one location). We intent on maintaining access to existing road/highway. See attached proposed site plan.**
- 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, the property is served by STA routes 25 and 27. There are bus stops on the northeast and southeast corners of Francis Ave & Atlantic Street. There are Bus stops on Division at the northwest corner of Division Street & Dalke Avenue (1 block south) and a mid-block on the east side of division across from the project. There is a controlled crosswalk at the intersection of Division Street & Francis Avenue.**

- 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 as proposed would supply approx. 80 on-site and 11 off-site parking stalls. There are currently no on-site parking stalls. There are currently 11 off-site parking stalls**
- 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). **No, the project is served by roads and sidewalks that surround the property.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **No water, rail, or air transportation will be directly used by the project.**
- 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? **The Proposed project is anticipated to generate 225 new AM peak hour trips, 144 new PM peak hour trips, and 3,725 average daily trips to/from the site. Please see the attached trip generation and distribution letter (TGDL) for more specific details.**
- 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, the project is not anticipated to affect the movement of agricultural and forest products.**
- h. Proposed measures to reduce or control transportation impacts, if any: **No, impacts to the existing transportation system are anticipated at this time, therefore no measures are proposed.**

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. **No increase in public services due to the project are anticipated beyond those considered within the City comprehensive plan.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: **No, increase in the need for services are anticipated, therefore no additional measures beyond the development requirements of the City, State, and Federal guidelines. Buildings and site development to be designed to follow all local life safety codes.**

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: **All utilities currently available to the site will be utilized and improved as required by current utility company standards. Work to include installation of below ground infrastructure, vaults, piping, and conduits to support development (both current and future).**

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 Non-significance that it might issue in reliance upon this checklist.

Date: 08.24.2020

Signature: 

Please Print or Type:

Proponent: **Bernardo Wills Architects** Address: **153 South Jefferson Street, Spokane, WA 99201**

Phone: **(509) 838-4511**

Person completing form (if different from proponent): **Licia LeGrant, Bernardo Wills Architects**

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.