(WAC 197-11-960) Section 11.10.230(1)

Environmental Checklist

File No. 12 - CPA-02

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: Torgerson CPA Map LDAR to LDAC
- 2. Name of applicant: Lloyd Torgerson

Evaluation for Agency Use Only

(WAC 197-11-960) Section 11.10.230(1)

- 3. Address and phone number of applicant or contact person: Dwight Hume 9101 N Mt. View Lane, Spokane WA 99218 435-3108
- 4. Date checklist prepared: 3-29-12
- 5. Agency requesting checklist: Spokane County Department of Building and Planning
- 6. Proposed timing or schedule (including phasing, if applicable): Spring 2013
- 7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Relocate existing office to proposed area and convert former office space to parking for existing remaining restaurant.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. The applicant (Torgerson)
- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. **None**
- 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. This area is being considered for inclusion into the UGA
- 10. List any government approvals or permits that will be needed for your proposal, if known. Comprehensive Plan Map amendment and zone change; building permits for relocation of or construction of office, paving of parking.
- 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 .38-.57 acre expansion of the existing LDA-Commercial designation and zone change to RC.
- 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. The Mead airport of Spokane County located some 600 ft. east of SR-2 at the NWC of Black Rd and Walker Avenue.

(WAC 197-11-960) Section 11.10.230(1)

- 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.) Yes the ASA
- 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). No change, the existing office will relocate and use the same size system for septic it currently uses. The former space will be converted to parking lot.
 - (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 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. N/A
 - (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? N/A
 - 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?
 No

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

Evaluation for Agency Use Only

(WAC 197-11-960) Section 11.10.230(1)

- a. General description of the site (circle one): <u>flat</u>, rolling, hilly, steep slopes, mountains, other:
- b. What is the steepest slope on the site (approximate percent slope)?
 None
- 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. SCS classifies the subject as McB Marble Clay Loam
- 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
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 50%
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

Storm retention ponds for impervious run-off

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. Non-project action
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
 Yes, Railroad to the east and SR-2 to the west.
- Proposed measures to reduce or control emissions or other impacts to air, if any:
 Paved driving surfaces

Evaluation for Agency Use Only

RWS 28-12

(WAC 197-11-960) Section 11.10.230(1)

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. 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? 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. 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. The existing approved system will be relocated to this site.

Evaluation for Agency Use Only

Km2-28-12

(WAC 197-11-960) Section 11.10.230(1)

- 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.

 Unknown

 Could waste materials enter ground or surface waters? If so, generally describe.
 No

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

4. Plants

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

Crop or grain

Wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other.

Water plants: water lilly, eelgrass, milfoil, other.

Other types of vegetation.

All of the above are found in rural Spokane County.

- b. What kind and amount of vegetation will be removed or altered? Unknown
- c. List threatened or endangered species known to be on or near the site.

None

 d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Unknown Evaluation for Agency Use Only

[RWS 8-28-R

(WAC 197-11-960) Section 11.10.230(1)

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:
 Unknown
- b. List any threatened or endangered species known to be on or near the site.
 Unknown
- c. Is the site part of a migration route? If so, explain. **No**
- d. Proposed measures to preserve or enhance wildlife, if any:
 None

6. Energy and natural resources

- a. What kinds or 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 Heat
- 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: unknown

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
 - (1) Describe special emergency services that might be required. None
 - (2) Proposed measures to reduce or control environmental health hazards, if any: **None**

b. NOISE:

Evaluation for Agency Use Only

8-28-12

(WAC 197-11-960) Section 11.10.230(1)

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Traffic and railroad
- (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. Short term: Heavy Equipment, Long term: same as now.

(3) Proposed measure to reduce or control noise impacts, if any: None

Evaluation for Agency Use Only

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? North vacant and mobile homes; South vacant, commercial and mobile homes; East mobile homes; west office and restaurant.
- b. Has the site been used for agriculture? If so, describe. N/A
- Describe any structures on the site. Vacant
- d. Will any structures be demolished? If so, which? If third lot is included, then mobile will be removed.
- e. What is the current zoning classification of the site? LDR
- f. What is the current comprehensive plan designation of the site? LDAR
- 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
- Approximately how many people would reside or work in the completed project? Same as before
- j. Approximately how many people would the completed project displace? None

RUS 28-12

(WAC 197-11-960) Section 11.10.230(1)

- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A
- Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Develop to applicable zone code development standards

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. N/A
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. If included, one low-income unit would be eliminated.
- 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? Single story structure located west of subject to be relocated. The office is residential in shape, (single story, gable roof) and could be oriented to the west with a rear yard along Black Street with no access to and from Black Street.
- b. What views in the immediate vicinity would be altered or obstructed? **None**
- c. Proposed measures to reduce or control aesthetic impacts, if any: Compliance with zone code

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Indoor lighting, outdoor ground lighting
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal? None

Evaluation for Agency Use Only

RUB-17/

(WAC 197-11-960) Section 11.10.230(1)

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

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? N/A
- 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. Unknown
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. **Unknown**
- c. Proposed measures to reduce or control impacts, if any: None

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. SR-2 to Walker, to Black Rd.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No, unknown
- c. How many parking spaces would the completed project have? How many would the project eliminate? Unknown
- 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

Evaluation for Agency Use Only

7 78 12

(WAC 197-11-960) Section 11.10.230(1)

private). No, most likely have access from existing commercial side of site.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. Rail is nearby to the east but not needed for proposed office functions.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. VTD unknown but the same as existing
- g. Proposed measures to reduce or control transportation impacts, if any: Configure use of subject site to be accessed primarily from existing commercial site and oriented to the same.

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: **None**

16. Utilities

- a. Circle 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. No new services are anticipated.

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.

Evaluation for Agency Use Only

> 8-58-15 RMZ

(WAC 197-11-960) Section 11.10.230(1) /3 - 30 -/ 2 Signature: Please Print or Type: Proponent: Dwight J Hume Address: 9101 N Mt. View Lane Spokane WA 99218 Phone: (509) 435-3108 Person completing (form): Same Phone: Same FOR STAFF USE ONLY RWB 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.

(WAC 197-11-960) Section 11.10.230(1)

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

 How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise? This is the same project as is there just relocated.

Proposed measures to avoid or reduce such increases are: None

2. How would the proposal be likely to affect plants, animals, fish or marine life? No impact

Proposed measures to protect or conserve plants, animals, fish or marine life are: None

How would the proposal be likely to deplete energy or natural resources? N/A

Proposed measures to protect or conserve energy and natural resources are: None

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas_designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? N/A

Proposed measures to protect such resources or to avoid or reduce impacts are: None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? No

Proposed measures to avoid or reduce shoreline and land use impacts are: None

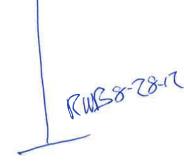
8-28-12 RWB

(WAC 197-11-960) Section 11.10.230(1).

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **No**

Proposed measures to reduce or respond to such demand(s) are: Orient new office to the existing commercial use and limit access to and from Walker or the existing commercial site. No access to Black Rd.

 Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. unknown



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* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: August 111, 2010

Signature:

Proponent: Spokane County Department of Building and Planning, Steve Davenport

Address: 1026 West Broadway Avenue, Spokane WA 99260

Phone: 509-477-3675

Person completing form):

ADDRESS: 1026 W BROADWAY, SPOKANE, WA 99260

Phone: (509) 477-7221

FOR STAFF USE ONLY

Staff member(s) reviewing checklist:

RWB

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

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

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

(WAC 197-11-960) Section 11.10.230(1)

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