

ENVIRONMENTAL CHECKLIST

B2100516

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. B2100516

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: Palouse Self Storage, Phase 2
- 2. Name of applicant: Ben Burr Development, LLC c/o Momentum Civil, LLC
- 3. Address and phone number of applicant or contact person: Momentum Civil, Attn: Marc Pudists, P.E.
(contact person)

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1145 Commerce, Suite 115, Tacoma, WA 98402 email: marcp@momentumcivil.com (prefer email to mail) 253.405.4474

- 4. Date checklist prepared: May 11, 2021 Rec'd 6/9/21
- 5. Agency requesting checklist: Spokane County Building and Planning KC
- 6. Proposed timing or schedule (including phasing, if applicable): Begin civil construction
July 15, 2021 with building construction to follow.

- 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. Yes. Proponent owns similar self-storage across South Ben Burr Road from this project site.

Address is 6010 S. Ben Burr Rd.

KC 6/16/21

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Geotechnical Report dated April, 2021. And a final addendum letter dated 6/2/2021 from GeoEngineers.

* An MDNS was issued 3/12/2013 for a previously submitted Apartment project that had been abandoned for this site.

KC 6/16/21

- 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 are known.

City of Spokane - water

- 10. List any government approvals or permits that will be needed for your proposal, if known. Site Development Permit, Building Permit, Electrical Permit, Water Service permit

Right of Way Permitting thru Spo. Co Public Works + Possible NPOES thru WAST DOE.

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- 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. Project will involve the construction of approx. 49,684 sf of single-story self-storage buildings on the 3.62-acre parcel including site paving, storm drainage collection system, stormwater detention/evaporation pond, bioretention swale, and frontage improvements consisting of pavement widening, curb, gutter, grassed swale, and sidewalk. No sanitary sewer or septic.

Water will consist of only one yard hydrant for occasional use with a hose. Approx. 355 storage units are proposed.

Project site is 157,811 sq. ft. per Spo Co. Assessors records.

14 Bldgs total.

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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. Address: 5911 South Ben Burr Road. SE 1/4 of Section 3, Township 24N, Range 43 E, W.M.

Parcel Number: 34034.0207

See attached site plan and vicinity map? KC 6/16/21

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? Yes.

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).

No systems are designed to dispose any substances below ground. Storm detention pond will be located in a naturally occurring clay layer which will prevent stormwater from infiltrating into the ground.

(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.

No chemicals are anticipated to be stored on site. Each catch basin will have a downturned elbow at its outlet to trap oil from paved surfaces.

Project site is mapped within high susceptibility to contamination of groundwater area. Compliance w/ spo. Co. Critical Areas Ordinance will be required. KC 6/16/21

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(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 treatment required pursuant to Spo. Regional Stormwater manual! KC 6/16/21

b. Stormwater

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

Approximately 8 feet.

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

No.

Final Stormwater plans shall be approved per Spo. Regional Stormwater manual and Spo. Co. Critical Areas (CAEA) Ordinance. KC 6/16/21

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for Agency Use Only

1. Earth

a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other: _____

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

Approx. 8%

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. Sandy loam, silty sand, clay and weathered granitic rock.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None observed.

Spo. Co maps does not indicate Erodible soils. KC 6/16/21

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Evaluation for Agency Use Only

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

General site grading will occur to remove soft upper soils and create a more uniform surface on which to construct paving and buildings. Approximately 8,100 CY of strippings will be hauled off site and then 3,700 CY cut to 3,900 CY fill will occur. Then import of 8,300 CY of granular fill. Source of import fill will be approved gravel suppliers.

Export of material shall be to an approved source/destination. RC 6/16/21

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

Slight possibility of erosion due to grading.

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

Site plan to be reviewed for compliance w/ Spo. Co. zoning Code. RC 6/16/21

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

Silt fence, temporary sediment pond, inlet protection, sediment pond, permanent stabilization.

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 and construction vehicle exhaust will occur during construction. Once constructed, only occasional vehicle exhaust is expected at the site.

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:

Dust reduction via watering trucks. Vehicle exhaust will be limited by reducing time that vehicles are left idling.

Project/Construction shall comply w/ Spo. Regional Clean Air requirements. RC 6/16/21

3. Water

a. SURFACE:

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Only

- (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.

Aero. Co. maps do not indicate any ANR streams or surface water bodies.

RC 6/16/21

- (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.

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? No. If so, note location on the site plan.

- (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 groundwater will be withdrawn. No water will be discharged to groundwater.

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- (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. No septic systems, sanitary sewers, or restrooms are proposed.

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 originate from surface flows from existing land to the East (approx. 7 acres). Rain that falls on the site will largely become runoff which will be directed to the project's stormwater detention pond, bioretention swale, and then to the roadside swale.

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.

An on-site stormwater detention pond will be installed along with a bio-retention swale that will discharge to the roadside grassed swale.

Stormwater drainage plan to be reviewed and approved by Spo. Co. Public Works. KC 6/16/21

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
- Crop or grain
- Wet soil plants: *cattail, buttercup, bullrush, skunk cabbage, other.*
- Water plants: *water lilly, eelgrass, milfoil, other.*
- Other types of vegetation.

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- b. What kind and amount of vegetation will be removed or altered? All existing grass, shrubs, and trees will be removed and replaced with buildings, paving, and landscaping.
- c. List threatened or 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: Landscaping meeting county code will be planted around the periphery of the site and the periphery of the stormwater detention pond.

None as per Spo. Co. maps. KC 6/16/21
Landscape plan to be reviewed & approved per Spo. Co. zoning Code. KC 6/16/21

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:
 birds: hawk, heron, eagle, songbirds other: _____
 mammals: deer, bear, elk, beaver, other: rabbits, mice
 fish: bass, salmon, trout, herring, shellfish, other: _____
 other: _____
- 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: Perimeter landscaping will provide limited habitat for birds and wildlife.

Species native to area may occupy or traverse site. KC 6/16/21

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. Electricity will be used for lighting. No heating is being proposed.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

Any conditioned Buildings will be req'd to comply w/the WA State Energy Code. KC 6/16/21

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- 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 current Washington State Energy 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. None known.

- (1) Describe special emergency services that might be required.
No special emergency services required. Potential fire department or sheriff may be required at some point over time.

- (2) Proposed measures to reduce or control environmental health hazards, if any:
Stormwater treatment. Site fencing to discourage dumping/homeless use.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None.

- (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.
During construction, typical construction noise including vehicles, power saws will occur during county-accepted construction hours. Upon completion, very little noise is anticipated to be generated at the site.

- (3) Proposed measure to reduce or control noise impacts, if any:
Limit construction to county-mandated construction hours.

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8. Land and shoreline use

a. What is the current use of the site and adjacent properties? North: residential apartments, East: low density residential. West: self-storage. South: low density residential.

South is Urban Residential. Re 6/16/21

b. Has the site been used for agriculture? If so, describe. Yes. Site has been used for agriculture purposed over many years but has beenw unused for several years.

c. Describe any structures on the site. None.

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

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

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

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. Yes. Groundwater Recharge Area

High CARA Re 6/16/21

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

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

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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: Buildings will be attractive and site will be screened by perimeter landscaping.

Evaluation for Agency Use Only

Project review per Spo. Co. Zoning Code Reg's. RC 6/16/21

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. No housing will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. No housing will be eliminated.

c. Proposed measures to reduce or control housing impacts, if any: None. There will be no housing impacts.

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? Approximately 16 feet.

b. What views in the immediate vicinity would be altered or obstructed? None.

c. Proposed measures to reduce or control aesthetic impacts, if any: Buildings will be attractive and site will be buffered by perimeter landscaping.

See per Spo. Co. Zoning Code. RC 6/16/21

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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Minimal light/glare will occur via limited building-mounted lighting.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No, not likely.
- 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: Lighting will be minimal and will use cutoff shields if light spill is anticipated.

Evaluation for Agency Use Only

Outdoor lighting per Spco. Co. zoning Code. RE 6/16/21

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Walking, biking, running along public rights-of-way.
- 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. None are known.

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- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None have been observed.

A copy of this checklist to be sent for review & comment by DAHP, by review agency. KC 6/16/21

- c. Proposed measures to reduce or control impacts, if any:
No measures are proposed.

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.
Access to the site will be via South Ben Burr Road, which bounds the site on its west side. The site is bounded on the south side by East 61st Avenue.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
Approx. one mile.

- c. How many parking spaces would the completed project have? How many would the project eliminate?
Five parking stalls will be creates. Zero parking stalls will be eliminated.

- 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).
No new roads will be required. South Ben Burr Road and East 61st Avenue will have minor widening, curb, gutter, swale, and sidewalk installed along project frontage.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.
No. Also not in the vicinity of these.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.
Unknown. Spokane County has determined at pre-app meeting that traffic impact is negligible and traffic study is not required.

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

- g. Proposed measures to reduce or control transportation impacts, if any:
Frontage improvements will improve local roadway/pedestrian access.

Frontage improvements will be reviewed and approved per Spo Co. Public Works. KC 6/16/21

15. Public services

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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. A minor increase in sheriff and fire department response may occur over the life of the project.

b. Proposed measures to reduce or control direct impacts on public services, if any: None.

*Fire District 8 to
Review for hydromat
& fire access plans.
placements.
KC 4/14/2*

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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. Domestic Water will be provided by Spokane Municipal Water. Power will be provided by Avista.

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: 5-11-21 Signature:  (Ben Hawkins)

Please Print or Type:
Proponent: Ben Burr Development, LLC Address: Attn: Mr. Ben Hawkins
225 West Main, Suite 200
Spokane, WA
Phone: 509.501.1848

Person completing form (if different from proponent): Marc Pudists, P.E. c/o Momentum Civil Address: 1145 Broadway, Suite 115
Tacoma, WA 98402
Phone: 253.405.4474

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FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kathy Cummings

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.