SPOKANE ENVIRONMENTAL ORDINANCE

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

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: Douglass 40 Acre Investment, LLC

2. Name of applicant: Jay Bonnett, JR Bonnett Engineering

3. Address and phone number of applicant or contact person: 803 E 3rd Avenue, Spokane, WA 99202. Phone: 509-534-3929

5. Agency requesting checklist: Spokane County Planning

6. Proposed timing or schedule (including phasing, if applicable): N/A

7. a. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: Yes. If successful, the project would be submitted for site plan review, with plans for full development including buildings, utilities, stormwater facilities, and street improvements.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain: Yes. Members of the LLC own nearby property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known.

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: None.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions late in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposal initiating this SEPA checklist is the request to amend the Comprehensive Plan designation of the property from Heavy Industrial (HI) to Regional Commercial (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. Parcel # 36215.9026 located in the N 1/2 of Section 21, T 26 N, R 43 EWM.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes. The General Sewer Service Area? No. The Priority Sewer Service Area? No. The City of Spokane? (See Spokane County's ASA Overlay Zone Atlas for boundaries.) No.

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
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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 though spills or as a result of firefighting activities.) N/A for this proposal.

2. Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or under ground storage tanks? If so, what types and quantities of material will be stored? N/A for this proposal.

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 for this proposal.

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 for this proposal.

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. N/A for this proposal.

To Be Completed By Applicant

ENVIRONMENTAL ELEMENTS

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 percentage slope?) less than 10%

   c. What general types of soils are found on the site? (i.e. clay, sand, gavel, peat, muck?) If you know the classification of agricultural soils specify them and not any prime farmland. Marble loamy sand.

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

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

   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: Yes, in the form of dust and/or sedimentation.

   g. About what percentage of the site will be covered with impervious surfaces after project construction? (i.e., asphalt or buildings?) N/A.
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: N/A.
   b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: The nearby public streets could contribute emissions to the site.
   c. Proposed measures to reduce or control emissions or other impacts to air, if any: N/A.

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 or 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 the described waters (within 200 feet)? 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: N/A.
      4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose an 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: 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). N/A.

2. Could waste materials enter ground or surface waters? If so, generally describe: N/A.

d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any: N/A.

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 Lily, 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? None as part of this proposal.

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: None.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:
   - Birds: hawk, heron, eagle, songbirds, other.
   - Mammals: deer, bear, elk, beaver, other.
   - Fish: bass, salmon, trout, herring, shellfish, other.
   - Other:

b. List any threatened or endangered species known to be on or near the site:
   None known.

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

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

6. Energy and Natural Resources
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a. What kinds of energy (electric, natural gas, wood stove, solar, etc.) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.: N/A.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: N/A.

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: N/A.

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. N/A.

2. 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? (i.e., traffic, equipment, operation, other): Traffic noise from local streets.

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? (i.e., traffic, construction, operation, other). Indicate what hours noise would come from the site: N/A.

3. Proposed measures to reduce or control noise impacts, if any: N/A.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? The current site is undeveloped. The adjacent property to the south is partially developed with industrial buildings located approximately 1000 feet from the site. The property to the north is partially developed with BPA facilities. The property to the east is partially developed with commercial businesses. The property to the west is undeveloped.

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

c. Describe any structures on the site: None.

d. Will any structures be demolished? If so, which? No.

e. What is the current Zoning Classification of the site? HI - Heavy Industrial.
f. What is the current Comprehensive Plan designation of the site? HI – 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: None known.

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

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None at this time. Through project phase, buffering will be provided as part of site planning.

9. Housing

a. Approximately how many housing units would be provided, if any? Indicate whether high, middle or low-income housing: Development of the property could produce up to 350 living units.

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? N/A.

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

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

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? N/A.
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b. Could light or glare from the finished project be a safety hazard or interfere with views? N/A.

c. What existing off-site sources of light or glare may affect your proposal? None known.

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? None

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 known.

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

c. Proposed measures to reduce or control impacts, if any: N/A.

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 currently accessed from Hawthorne Road via a private roadway. Future primary access would be from Nevada Street via the extension of Holland Avenue on the west.

b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No.

c. How many parking spaces would the completed project have? How many would the project eliminate? N/A.

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): None related to this proposed action. Future development would include construction of new public and private roadways.

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. **Unknown.**

g. Proposed measures to reduce or control transportation impacts, if any: **Traffic Impact Analysis will be performed for the project action, along with corresponding mitigation.**

15. Public Services

a. Would the project result in an increased need for public services? (i.e., fire protection, police protection, health care, schools, other) If so, generally describe: **Yes, development of the property will create an increased need for some public services.**

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

16. Utilities

a. Circle utilities currently available at the site:

- [x] Electricity  
- [x] Natural gas  
- [x] Water  
- [x] Refuse service  
- [x] Telephone  
- [x] 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. **None at this time.**
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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: ___4/29/22__________ Print Name: ___Jay Bonnett__________________________
Signature: ____________________________________________________________________

Proponent Name: __Jay Bonnett______________________________________________
Address: ___803 E. 3rd Avenue, Spokane, WA 99202_____________________________
Phone Number(s): Home:__509-534-3929_____Mobile:_____________________________
Email Address: ________jbonnett@jrbonnett.com

Name of person completing form: ___Jay Bonnett__________________________
Address of person completing form: ___Same as above__________________________
Phone number(s) of person completing form: ___Same as above____________________

FOR STAFF USE ONLY

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. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with condition.

_____ C. There are probably significant adverse environmental impacts and recommends a Determination of Significance.
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.

1. 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? If approved, future development under the new Comp Plan designation and zone could result in more traffic, which would be analyzed during the project phase. An increase in traffic would increase vehicle emissions in the immediate area.

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?  
*N/A.*

Proposed measures to protect or conserve plants, animals, fish or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?  
*A potential increase in traffic will use more energy.*

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 farmland?  
*N/A.*

Proposed measures to protect such resources or to avoid or reduce impacts are:

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?  
*N/A.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?  
*Development of the property will increase demands on public services proportionate to the increase in housing and commercial facilities for the area*
served. The impacts will be assessed during the project’s permitting process and mitigated, if necessary, during the construction stages.

Proposed measures to reduce or respond to such demand(s) are: Undetermined at this time.

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

All future development on the site, whether the Comprehensive Plan Amendment is approved or not, is required to comply with local, state, and federal laws for the protection of the environment.

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: ____4/29/22______ Print Name: _______Jay Bonnett________
Signature: ________________________________

Proponent Name: _______Jay Bonnett________________________
Address: __803 E. 3rd Avenue  Spokane, WA  99202______________
Phone Number(s): Home: ____534-3929____ Mobile: ________________________
Email Address: _______jbonnet@jrbonnett.com_____________________

Name of person completing form: _______Jay Bonnett______________
Address of person completing form: _____Same as above________________
Phone number(s) of person completing form: ___Same as above________________
FOR STAFF USE ONLY

Staff member(s) reviewing checklist: ________________________________

Based on this staff review of the Environmental Checklist and other pertinent information, the staff concludes that:

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