

# **ENVIRONMENTAL CHECKLIST**

## **SPOKANE ENVIRONMENTAL ORDINANCE SECTION 11.10.230[1]**

Updated March 15, 2006

# SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. B2102330SEPA

## 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:  
Parcel # 36174.1616
2. Name of applicant:  
Architectural Ventures
3. Address and phone number of applicant and contact person:  
9802 E. Mission Ave., Spokane Valley, WA 99206  
Contact: Ron Mackie - (509) 290-1491

Location of project: Spokane, WA

Address: 759 E Holland

Page 2 of 16

Section: 17 Quarter: 4 Township: 26 Range: 43

Tax Parcel Number: 36174.1616

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

4. Date checklist prepared: February 8, 2021
5. Agency requesting checklist: City of Spokane Planning
6. Proposed timing or schedule (including phasing, if applicable):  
Spring March 2021, 5-6 month schedule.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
No
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.  
Should have had SEPA's done on all adjacent developed lots.
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.  
Grading and building permits through City of Spokane. Sewer and water through City of Spokane.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
  
A 15,179 s.f. wood framed single-story medical office clinic. Paved & Landscaped Parking areas for 75 stalls. Total site area is 67,538.78 s.f. or 1.55 acres.
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.  
  
Northpoint Development off of N. Nevada Street and E. Holland Avenue. Interior Lot served by E. Northpointe Access Lane. Parcel #36174.1616  
  
Southeast ¼ of Section 17, Township 26 North, Range 43 East, W.M. Spokane County Washington
13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)?

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

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).

Stormwater runoff will be treated in treatment ponds/swales, and infiltrate through drywells. Roof water piped directly to drywells.

(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.

A vapor barrier will be installed under all slab areas.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

No.

b. Stormwater

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

Estimated groundwater depth of 180 feet per Geotech. Bedrock was not encountered in test pit depths of approx. 10'-0".

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

Infiltration through the on-site treatment ponds and drywells.

# SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

## B. ENVIRONMENTAL ELEMENTS

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.

Mostly flat with a gentle slope from south to north

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

Approximately 3% maximum slope

- 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.

Urban land, sandy substratum. Mostly poorly graded sand glaciofluvial deposits. Some silty to poorly graded sand encountered in top depths of 0.5 to 3.0 feet below ground surface.

- 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.

Gross cut 1,526 cu. Yds. Gross fill 1,635 cu. Yds. ACP/CAB/Base import 1,171 cu. Yds. Most soils will be used and recompacted as structural fill.

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

No erosion anticipated.  
Erosion control protection will be implemented.

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

Not likely due to the flat grades.  
However, erosion control protection will be implemented.

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

Approximately 22.5% building coverage, 47.5% asphalt and concrete impervious area coverage.

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

Rock construction entrance if haul trucks utilize adjacent roads, silt fence as needed to prevent sediment transportation off-site and water the haul truck paths during hauling activities.

Evaluation for

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_  
Agency Use  
Only

### 2. Air

- a. What types 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.

Construction: Automobile/truck odors and dust at unknown quantities.  
Post construction: Automobile traffic.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Water the disturbed soils during construction to minimize dust. Provide landscaped Areas and groundcovers to reduce dust.

### 3. Water

- a. SURFACE:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from 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 discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No

Evaluation for

# SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Agency Use  
Only

b. GROUND:

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

No water to be withdrawn. Water discharged by sprinkler system for landscaped areas.

- 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.

None

c. WATER RUNOFF (INCLUDING STORM WATER):

- (1) Describe the source of runoff (including storm water) 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.

Stormwater shall runoff from building roofs, and asphalt driveways and parking, and flow into drainage ponds constructed onsite. Stormwater runoff will be collected and treated in drainage ponds/swales, and infiltrate through drywells within the ponds.

- 2) 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:

Stormwater drainage ponds shall be constructed onsite.

#### 4. Plants

- a. Check or circle types 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

# SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

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

About 90-95% of the site is anticipated to be graded for excavation and fill.

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

Not known

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

Native plantings and trees.

## 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.

Not known

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

Not known

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

Providing new landscaping and trees.

## 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.

Electricity for power, lighting. Gas for heating.

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

No.



# SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

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:

LED lighting and controls, packaged roof tops with economizers, fully insulated envelope to meet Washington Energy Code Requirements, High performance glass.

## 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.

Some medical waste would be anticipated.

1) Describe special emergency services that might be required.

General Fire and police.

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

Fully sprinklered buildings. Medical Clinic trained in use and disposal of medical waste.

## 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.

Construction noise for approximately 8-10 hours per day during construction. Truck and car traffic throughout business day. Minimal Building noise based on Tenant use.

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

None

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

### 8. Land and Shoreline Use

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

The site is currently vacant land. This area is predominately a medical business park. With most adjacent lots as clinics or medical offices.

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

Not known

c. Describe any structures on the site.

None

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

No

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

GC-70

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

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 an "environmentally sensitive" area? If so, specify.

No

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

Approx. 30

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

0

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

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:

Project will be designed to meet all codes. Medical Clinic fits within this Medical Park.

### 9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

0, N/A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

0

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?

22'-0" Ridge Height of roof. Primary exterior material will be painted lap siding w/ sloped shingle roofing.

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 similar to existing buildings within this development. Landscaped islands and perimeter areas.

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
Site lighting for parking areas. Dusk to Dawn. Car traffic.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
No
- c. What existing off-site sources of light or glare may affect your proposal?  
None
- d. Proposed measures to reduce or control light and glare impacts, if any:  
Site lighting to be shielded down. Perimeter landscaping to decrease car lights directed off site.

### 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.

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

Not known

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.

Corner site served by N. Northpointe Access Lane to the west that connects to E. Holland Road. Driveway to E. Northpoint Access Lane to the North that connects to N. Nevada Street.

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

Yes. Bus lines on perimeter roads of this development.

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

Approximately 75 parking spaces shall be constructed. No existing parking.

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.

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 volumes would occur.

Approximate estimate 398 average daily trips. Medical Clinic Buildings. AM peak 35; PM peak 14.

g. Proposed measures to reduce or control transportation impacts, if any:

Some shift work.

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

Evaluation for  
Agency Use  
Only

### 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.

Slight increase to fire protection and police. This is a health care clinic.

b. Proposed measures to reduce or control direct impacts on public services, any.

Fully sprinklered.

### 16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer are available.

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.

City of Spokane Water & Sewer extension throughout site areas.

**SPOKANE ENVIRONMENTAL ORDINANCE**

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

File No. \_\_\_\_\_

**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: 2/8/2021

Signature: 

*Please Print or Type:*

Proponent: Ron Mackie

Address: 9802 E. Mission Avenue  
Spokane Valley, WA 99206

Phone: (509) 290-1491

Person completing  
form (if different  
from proponent): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

\_\_\_\_\_

## SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. \_\_\_\_\_

### 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. 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.