

## Environmental Checklist

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

### **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: MacFarlane 2  
\_\_\_\_\_
2. Name of applicant: Jennifer Kimura  
\_\_\_\_\_
3. Address and phone number of applicant or contact person: \_\_\_\_\_  
3933 S Kelly Ave, Portland, OR 971-254-8300  
\_\_\_\_\_
4. Date checklist prepared: May 13, 2021  
\_\_\_\_\_
5. Agency requesting checklist: City of Spokane  
\_\_\_\_\_
6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_  
Construction to begin after building permit issuance, anticipated fall 2021.  
\_\_\_\_\_  
\_\_\_\_\_
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. \_\_\_\_\_  
Development may occur in future, but adjacent lots have not yet been acquired. No definite plans yet.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Neighboring land is owned by Spokane Airport. Purchase in the future is possible, but no plans to do so yet.  
\_\_\_\_\_  
\_\_\_\_\_
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. \_\_\_\_\_  
The only development that has occurred on this site is a public sanitary line. It is unlikely, given the age of this sanitary line, that an EIS was prepared for this development, and no other development has occurred on the site.  
\_\_\_\_\_
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. Short Plat is in process, should be finalized any day now.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. Building Permit will be submitted shortly after short plat approval. Site development and others as required by 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. 200,000 SF concrete tilt-up building for light industrial use. Site development includes loading docks and truck court, circulation aisles, and parking for passenger vehicles. Water, sewer, storm, power, gas, and internet utilities will also be provided with this development.

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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. 10921 W MacFarlane Road, Airway Heights, WA 99224

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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.) Not a part of Aquifer Protection Area (per Spokane County GIS, I assume this is identical to Aquifer Sensitive Area). Site located within City of Spokane Wastewater Service area.

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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).

Stormwater will likely be discharged in the subgrade with a drywell or similar system. Storm system has not yet been engineered, but the system will process storm runoff from ~13 ac of impervious area for whatever design storm is required by the AHJ over stormwater management, likely a 100-yr rain event.

(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

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- (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.

Operations and maintenance manual for engineered stormwater management system will recommend on-site spill kits adjacent to loading dock storm drains, and the training of personnel in the use of said spill kits.

- (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?

Building use is a distribution center. Shipped materials should not be hazardous.

b. Stormwater

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

No geotechnical investigation has been performed for the site yet. USDA soil survey indicates that site soils are Cheney-Alecanyon complex, which lists a water table depths at more than 80". USDA soil survey is meant as more of a regional tool and is not very accurate at the site level of detail, but geotechnical investigation will be performed prior to designing the stormwater infiltration systems, including depth to bedrock and ground water (if encountered during borings/excavations).

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

Yes. Avoidance of surface erosion is a positive impact. Water quality in adjacent domestic supply wells could be negatively impacted if the stormwater infiltration system is not designed and constructed in accordance with City/County and WA-DOE standards (our intent is to adhere to these standards in design, therefore **no negative impacts are anticipated**).

**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)? \_\_\_\_\_

No topographic survey of the site has yet been conducted. USGS 7.5' quadrangle map indicates slopes are likely 1% or less across the site.

- 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. \_\_\_\_\_

Sands and Gravels per USDA soil survey (Cheney-Alecanyon complex)

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

Flat site slopes in conjunction with course soils make it unlikely that unstable areas exist in the vicinity.

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

No attempt has been made yet to grade the developed site. However, with flat slopes, gross cut/fill is anticipated to be very minimal, and a balanced cut/fill for the site is likely. This means no soils (with the exception of structural aggregates) will be brought onto or removed from the site.

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

USDA soil survey indicates that site soils contain little fines. Unless fine soils are discovered as a result of the upcoming geotechnical investigation, erosion is not anticipated.

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

85%

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

Filtration sacks will be installed at all storm drains onsite throughout construction until final stabilization. Site will be graded such that surface runoff cannot leave the site.

## 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. \_\_\_\_\_

CO2 from freight logistics and employee vehicles. No other emissions anticipated from distribution facility.

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

No idea.

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

If fine soils are encountered during geotechnical investigation, we will propose dust mitigation during grading activities.

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### 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.

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- (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

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- (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

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- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

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- (5) Does the proposal lie within a 100-year floodplain? \_\_\_\_ If so, note location on the site plan.

Ha ha ha. Nope.

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- (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.

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b. GROUND:

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

Stormwater will be discharged into subgrade. Quantities not known at this time.

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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.

Sewer will connect to City system if one is available. Otherwise, an onsite septic system will be installed to serve bathroom and break room fixtures for employees (minimal volumes).

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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). Where will this water flow? Will this water flow into other waters? If so, describe.

Only source of runoff is precipitation. Runoff will be captured and diverted to underground infiltration system.

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- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Maybe. Sumped and baffled drains could be used at loading docks to greatly reduce waste transfer via storm runoff, but this would negatively affect the hydraulic performance of and maintenance required to these drains. Decision will ultimately be made by client preference or AHJ requirements, whichever is more restrictive.

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- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

Stormwater runoff from all impervious surfaces will be captured by area drains or roof drains and conveyed to an infiltration system. If surface runoff does occur, it will only be from the remaining undisturbed soils, and therefore significantly less than pre-developed rates.

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#### 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.

- b. What kind and amount of vegetation will be removed or altered? Approx. 30 pine trees will be removed. All grasses in developed areas will be removed.
- c. List threatened or endangered species known to be on or near the site. Plant life on site (pine and grass) appear to be prevalent throughout the region, so threatened/endangered statuses are unlikely, but not known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Site will be landscaped in accordance with AHJ requirements.

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#### 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.* \_\_\_\_\_  
fish: *bass, salmon, trout, herring, shellfish, other.* \_\_\_\_\_  
other: \_\_\_\_\_

Animal life is anticipated to be sparse, though no animals have been reported on site.



- 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. \_\_\_\_\_  
Not that we know of, but unlikely given the proximity to both the airport and air force base.  
\_\_\_\_\_  
\_\_\_\_\_
- d. Proposed measures to preserve or enhance wildlife, if any:  
Landscaping planted with the project.  
\_\_\_\_\_  
\_\_\_\_\_

## 6. Energy and natural resources

- a. What kinds of 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. \_\_\_\_\_  
Electrical for lighting, heating, logistics power (conveyor belts, fork lift operation, dock ramps, dock gates). Natural gas for heating. No manufacturing.  
\_\_\_\_\_
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. \_\_\_\_\_  
No. Building is significantly lower than distance to nearest west, north or east neighbors, and no PV solar technology visible via Google Earth for the adjacent properties.  
\_\_\_\_\_
- 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:  
Building design will be in accordance building code, which has considerations for energy conservation baked in.  
\_\_\_\_\_  
\_\_\_\_\_

## 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.

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

None.

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b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

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- (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 and operation (distribution center) related noise will likely not be noticed in this already-industrial neighborhood. Nearest neighbors are physically distant from the project and make noise themselves.

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- (3) Proposed measure to reduce or control noise impacts, if any:

None.

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**8. Land and shoreline use**

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

Industrial.

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

Unknown, but unlikely.

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- c. Describe any structures on the site. \_\_\_\_\_  
None.  
\_\_\_\_\_
- d. Will any structures be demolished? If so, which? \_\_\_\_\_  
None.  
\_\_\_\_\_  
\_\_\_\_\_
- e. What is the current zoning classification of the site? \_\_\_\_\_  
Light Industrial  
\_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? LI  
\_\_\_\_\_  
\_\_\_\_\_
- 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. Unknown, but unlikely.  
\_\_\_\_\_  
\_\_\_\_\_
- i. Approximately how many people would reside or work in the completed project?  
~100-300 regular employees, plus several truck drivers  
\_\_\_\_\_
- j. Approximately how many people would the completed project displace? 0  
\_\_\_\_\_
- 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: \_\_\_\_\_  
Land use compatibility will be addressed during permitting process with City of Spokane.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Housing**

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle or low-income housing. \_\_\_\_\_  
None.  
\_\_\_\_\_  
\_\_\_\_\_
- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high-, middle- or low-income housing. \_\_\_\_\_  
None.  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_  
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? \_\_\_\_\_  
20'-30' painted concrete tilt-up  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. What views in the immediate vicinity would be altered or obstructed? None. Neighborhood is expansive and flat.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Proposed measures to reduce or control aesthetic impacts, if any: None.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? \_\_\_\_\_  
Parking and building exterior lighting will occur at night for security reasons, but will not likely be seen as a nuisance to neighbors (industrial).  
\_\_\_\_\_

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: \_\_\_\_\_  
None.  
\_\_\_\_\_

## 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. \_\_\_\_\_  
Not known, but unlikely.  
\_\_\_\_\_

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

- c. Proposed measures to reduce or control impacts, if any: \_\_\_\_\_  
Report findings of possible archaeological or cultural significance if  
any are discovered during construction, as required by State law.  
\_\_\_\_\_  
\_\_\_\_\_

#### 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. \_\_\_\_\_  
2x driveway accesses to W MacFarlane Road  
\_\_\_\_\_
- b. Is 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? \_\_\_\_\_  
Approx. ~250-350 stalls. \_\_\_\_\_
- 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 would occur. \_\_\_\_\_  
Not known at this time. A TIA will be performed if required by the  
City of Spokane.  
\_\_\_\_\_

*(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: \_\_\_\_\_  
None.  
\_\_\_\_\_  
\_\_\_\_\_

**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. \_\_\_\_\_  
Yes. Fire + Police  
\_\_\_\_\_  
\_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any: \_\_\_\_\_  
Building design per current fire code, likely to be sprinklered for fire suppression. Site will be secured with fencing and lighting to prevent trespass and theft.  
\_\_\_\_\_

**16. Utilities**

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse services, 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. \_\_\_\_\_  
Storm  
\_\_\_\_\_  
\_\_\_\_\_

**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 ~~withdrew~~ based on this checklist.

Date: 05-13-21

Signature: \_\_\_\_\_



**Please Print or Type:**

Proponent: Jennifer Kimura

Address: 3933 S Kelly Ave, Portland, OR

Phone: 971-254-8300

jenniferk@vlmk.com

Person completing form (if different from proponent): Jonathan Sweet, PE

Address: 3933 S Kelly Ave, Portland, OR

Phone: 971-254-8291

jonathans@vlmk.com

**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.



**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?

CO2 emissions as a result of freight logistics  
\_\_\_\_\_  
\_\_\_\_\_

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?

Removal of trees on site  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

3. How would the proposal be likely to deplete energy or natural resources?

Consumption of electricity for business operation, building materials.  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are:

Building design will meet current energy code.  
\_\_\_\_\_  
\_\_\_\_\_

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?

No environmentally sensitive areas nearby.

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

None

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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?

Not affect on land or shoreline use.

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

Permitting with City of Spokane planning department.

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6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Additional vehicular trips on existing roadway infrastructure. Exact impact not known at this time, but TIA will be produced if required by City of Spokane.

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Proposed measures to reduce or respond to such demand(s) are:

None.

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

None conflicts anticipated.

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

Date: 05/13/2021

Signature: \_\_\_\_\_



***Please Print or Type:***

Proponent: Jennifer Kimura

Address: 3933 S Kelly Ave, Portland, OR

Phone: 971-254-8300

jenniferk@vlmk.com

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

Jonathan Sweet, PE

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Phone: 971-254-8291

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Staff member(s) reviewing checklist: \_\_\_\_\_

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

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