

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable: **NoDo Spokane**
2. Name of applicant: **NoDo Spokane, LLC**
3. Address and phone number of applicant and contact person: **Chris Batten, 509-217-5508**

**502 W. Riverside Suite 103
Spokane, Wa. 99201**

4. Date checklist prepared: **January 3rd 2022**
5. Agency requesting checklist: **City of Spokane Building Department**
6. Proposed timing or schedule (including phasing, if applicable): **Beginning on or before April 1st 2022, through April 30th 2022**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

In addition to the development of the multifamily apartments in this proposal we expect that the east side of the site will be developed into an additional mix of apartments and commercial uses to be completed during the proposed schedule.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

On August 23rd of this year NoDo Spokane, LLC submitted its final draft remediation and closure report to the Washington State Department of Ecology.

We conclude that the site has been adequately remediated, and that further remedial action or investigation is not warranted. While it is possible that isolated areas of contaminated soils may remain on site, this potential is associated with any property which has been developed and used for more than a century. We do not suspect conditions or releases which would require other than de-minimis removal of stained soils or occasional debris from previous structures, if encountered.

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 KNOWN

10. List any government approvals or permits that will be needed for your proposal, if known.

Local City Permits:

- **Construction Building and Grading Permit (s)**
- **Street obstruction use Permit**
- **Stormwater Runoff Permit**
- **Landscaping Permit**
- **Sign Permit**

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. (Lead agencies may modify this form to include additional specific information on project description.)

The "Project" consists of a 5.2 acre site previously owned by the City of Spokane and used as its fleet maintenance and traffic engineering services department. Currently the site consists of one parcel demised equally by the north-south vacated Normandie Street ROW. It is anticipated that this parcel will be subdivided into a number of smaller parcels over the course of the project schedule.

The West side of the site has been cleared in preparation for the development and construction of a 176 unit multifamily housing project with an additional 24 units to be built on the southwest corner of Normandie and Sinto. It is this portion of the Project that is currently requiring submittal of this application checklist.

The site contains several remaining historical buildings on the East side of the site which are anticipated to be repurposed for commercial uses. In addition to the commercial buildings it is likely that there will be several standalone multi story residential apartment buildings consisting of an additional 60 housing units and parking deck necessary to support both the residential and commercial development. This part of the Project will be submitted under a separate application checklist

12. Location of the proposal. Give sufficient information for 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 applications related to this checklist.

The site is located in the Emerson Garfield Neighborhood and is currently one parcel though a boundary line adjustment is in process that would divide the site into 6 separate parcels. Situated in the in Northeast Quarter of the Northeast Quarter of Section 18, Township 25 North, Range 43 East, Willamette Meridian, City of Spokane, Spokane County, Washington, being in portions of Blocks 57 and 58 of Central Addition to Spokane, parcel # 35181.0201 The site is bounded by Sinto Avenue on the South, Atlantic Street on the East, Calispel Street on the west and Mission Avenue on the North, commonly known as 127 West Mission Avenue.

In addition to the larger site 3 additional parcels at the Southwest corner of Normandie and Sinto are included in this submittal. These parcels are as follows:

35181.0501 1335 N NORMANDIE ST
35181.0502 1331 N NORMANDIE ST
35181.0503 1325 N NORMANDIE ST

A BLA is currently in process to aggregate the three parcels into one.

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other:

The portion of the site subject to this checklist is generally flat from Calispel to Normandie with the majority of the ground surface covered with asphalt pavement and sloped slightly down towards the northeast. Elevations ranged from approximately 1,894 to 1,890 feet.

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

Approximately .8% grade over 500' from Southwest corner of Sinto and Calispel to Northeast corner of Normandie and Mission

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Beginning beneath the existing asphalt is existing fill consisting of silty, clayey gravel with sand and cobbles that extended to depths ranging from 4 to 4.5 feet below grade.

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

NONE

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Existing fill is present throughout the site at depths ranging from approximately 3 to 13 feet BGS and may pose a differential settlement hazard to foundations. Fortunately, it was found to relatively shallow depths of 4 to 4.5 feet in most areas within the proposed building footprints and foundation settlement can be mitigated by extending footings to native gravel. In areas where existing fill is more extensive, removal and replacement of it with approved structural fill is likely a more viable option to mitigate settlement risks. Minor amounts of anthropogenic debris (brick, metal, plastic, etc.) was observed in the fill. The condition was medium-dense in several boring samples and was loose in approximately the top 2 feet of others with improved to density thereafter.

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

The portion of the subject to this checklist is already cleared with the exception of some native grasses and weeds. An erosion control plan will be implemented to reduce water erosion during construction and grading.

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

Greater than 80%

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

Drainage and erosion control plans will accompany the construction and grading plan submittals for the site. As the project is completed, required landscape areas will be planted to reduce further erosion.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust and exhaust emissions to the air will result during construction and grading. Asphalt emissions will occur during the paving of the parking areas. Limited automotive vehicle emissions will result when the project is completed and cars are parked within the property boundaries.

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

None

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

During construction and grading, operating practices including watering the site will be employed to control dust in accordance with the City of Spokane. The completed building construction and paving in conjunction with the completed landscaping will reduce dust emissions from the site. To reduce exhaust emissions during construction and grading, equipment and machinery observations will occur to prevent prolonged periods of vehicle idling.

3. Water

- a. Surface Water:

- 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.

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? 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

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. 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 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 stormwater):

- 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.

It is anticipated that surface treatment swales will be designed and constructed to treat and infiltrate surface stormwater runoff from on-grade parking areas. All on-grade impervious surfaces will be designed and constructed in a way that conveys the stormwater to the treatment swales on site. Catch basins will collect water and divert to the swales. Once the water enters the swales it will slowly and naturally infiltrate into the soil. In the event a swale fails or is inundated during a large storm event water will overflow into a drywell.

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

Waste from the parked cars could run off the asphalt and enter the stormwater mitigation system described above

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The site shall be designed such that the grading will result in water being drained to the appropriate onsite draining swales.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Surface treatment swales will mitigate, reduce and control surface water runoff and drainage.

4. Plants

a. Check the 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
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation **Native grassy weeds**

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

Site is largely hardscaped with only limited native grassy weeds which will be scrubbed during grading.

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

None. The project is in a developed urban area in the City of Spokane.

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

Perimeters of the site will be landscaped and maintained with nursery stock designed for the project. Grassy swales will be engineered and installed to provide bio-filtration of stormwater.

- e. List all noxious weeds and invasive species known to be on or near the site.

None Known

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

None known

- b. List any threatened and endangered species known to be on or near the site.

None known. The project is in a developed urban area in the City of Spokane.

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

No. The site is within an urban area removed from rivers, creeks, and wetland areas.

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

None. The project is in a developed urban area in the City of Spokane

- e. List any invasive animal species known to be on or near the site.

None

6. Energy and Natural Resources [\[help\]](#)

- 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.

Electric for general use, lighting and heating.

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

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Project will be completed under the Washington State Energy Code (WSEC)

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?

No

If so, describe.

- 1) Describe any known or possible contamination at the site from present or past uses.

We conclude that the site has been adequately remediated, and that further remedial action or investigation is not warranted. While it is possible that isolated areas of contaminated soils may remain on site, this potential is associated with any property which has been developed and used for more than a century. We do not suspect conditions or releases which would require other than de-minimis removal of stained soils or occasional debris from previous structures, if encountered.

We do not believe that engineering controls or restrictive covenants are necessary to protect human health or the environment from any particular condition or location of the site and conclude that re-development of the site may proceed in an ordinary manner without further environmental consideration.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

No special emergency services are anticipated as a result of the completed project.

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

No environmental hazards exist but the project will have grassy swale areas that will incorporate spill and runoff containment to reduce or control any environmental health issues.

b. Noise

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

None. There is traffic noise associated with the surrounding streets in the area, but this noise is normal and would not adversely affect the project.

- 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-related noise will occur short term as a result of onsite construction activities to re-grade, construct apartment units and pave the project area. These construction activities will be confined to daylight hours.

Once the proposed project is operational, no significant long-term noise impacts would occur. There would be minimal noise impacts resulting from the completed project as vehicles enter exit the site.

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

Construction activities would be confined to daytime shifts. The completed project will have some trees and landscape buffering that will limit or buffer the very minimal vehicle noise of cars entering and exiting the parking lot.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Site subject to this application checklist is currently vacant, unused property with. The proposed project will not affect current land uses on nearby properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

NA

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

NA

- c. Describe any structures on the site.

There are 4 remaining structures in the Project on the existing parcel though none are subject to this application checklist as each fall outside of this proposal for the development of the West half of the site. The buildings on the East side of the site are generally described as follows:

- 1) **The Fleet Building, located on Sinto Avenue at the south side of the site is a single-story building with a full daylight basement. The building is a concrete structure consisting of approximately 21,000 sqft.**
- 2) **There are two buildings located on the east side of Normandie. Both buildings have partial daylight basements. The building to the south is a concrete structure with a brick façade and consists of approximately 5,000 square feet. The building to the north is a unreinforced brick building with approximately 7,000 square feet.**
- 3) **There is a building on the north side of the site that faces Mission Avenue and has a daylight basement which faces to the south. The building is a unreinforced brick structure consisting of approximately 3,800 square feet.**

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

The building on Mission may yet still be demolished.

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

OR-150

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

Office

g. If applicable, what is the current shoreline master program designation of the site?

NA

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

NO

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

The portion of the site subject to this application checklist shall be residential in nature and be home to 200-250 residents.

The entire Project when complete will host Approximately 265-285 residents with 40-100 people working onsite during a period of 12-18 hours per day.

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

NONE

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

NA

- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Project meets all applicable land use requirements

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

NA

9. Housing

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

200 units in 7 3-4 story buildings for this portion of the Project subject to this application checklist.

- 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:

NA

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 40 feet in height

- b. What views in the immediate vicinity would be altered or obstructed?

Views from the North and East would be obstructed but not considered to be significant.

- e. Proposed measures to reduce or control aesthetic impacts, if any:

The site is currently a vacant site and could be considered a blight. The development itself is considered to significantly improve the overall aesthetics of the general vicinity.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical of a mixed use urban infill development with Residential and commercial uses.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated to be a concern

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:

The Project will be designed in accordance to City of Spokane guidelines

12. Recreation [\[help\]](#)

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 buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

Buildings outlined in 8c above while not apart of this application checklist they are a part of the larger Project and each would be eligible for the Local historic Register.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

NONE

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

NONE ANTICAPTED

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

NONE ANTICIPATED

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is serviced by Mission to the North, Atlantic to the West, Sinto to the south and Calispel to the West.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

There is a Spokane Transit Authority stop on the Northeast corner of Calispel and Mission directly across from the Project

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

When fully complete the Project will have a between 285-315 onsite parking stalls. No current stalls will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

NONE

- e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

See attached trip generation letters for The West side of the site and Sinto which are included as a part of this application checklist. The East side of the site will be submitted under a separate application checklist at the time of permitting.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

NO

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

The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City. A transportation impact fee will be assessed 200-unit multi-family buildings of 3-4 stories in the Northwest Service Area. Additional bike storage areas will be located throughout the Project.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Not anticipated

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

NONE

16. Utilities

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

All of the above

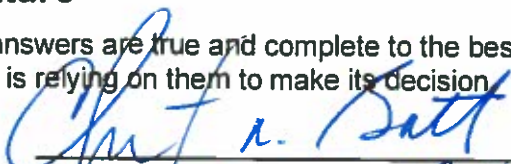
f. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

All of the above. Avista and the City of Spokane

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature:



Name of signee

Christopher M. Batten

Position and Agency/Organization

Authorized member

Date Submitted:

1-5-2021

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).

The only "fluids" to be discharged into the ground surface is treated stormwater runoff. The stormwater will be conveyed, treated, and infiltrated into the ground in strict compliance with the Spokane Regional Stormwater Manual. Specifically, the stormwater will be treated via bio-infiltration swales and discharged into the ground via drywells. All drywells will be registered with the Department of Ecology as required by department rules and regulations.

(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?

Upon completion of construction and occupancy it is anticipated that that typical household volumes of these types of chemicals will be stored in residential units or janitorial closets in volumes of one gallon or less. During construction no chemicals will be stored on site.

(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.

During construction, contractor shall use best practices to eliminate and or mitigate any releases that may from routine operation such as refueling and related activities. Upon occupancy, any supplies stored on site will be in volumes typical with personal household use in volumes of typically a gallon or less. It is anticipated that small household leaks or spills be cleaned by tenant on a case-by-case basis.

(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?

Upon completion of construction and occupancy, there will likely be typical household residential cleaning supplies and household chemicals stored and used onsite. In the case of a spill the size and volume would be anticipated to be incidental and cleaned up by residents or commercial Tenants and or employees.