

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE 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: McKinley Mixed-Use Project (Phase 2)
2. Applicant: Board & Vellum
3. Address: 115 15th Avenue East
City/State/Zip: Seattle, WA 98112 Phone: (206) 876-8452
Agent or Primary Contact: Christopher Palms @ Board & Vellum
Address: 115 15th Avenue East
City/State/Zip: Seattle, WA 98112 Phone: (206) 876-8452
Location of Project: Spokane, WA
Address: 120 N. Magnolia Street, Spokane, WA 99202
Section: 16 Quarter: SW Township: 25 Range: 43
Tax Parcel Number(s) 35163.3001
4. Date checklist prepared: March 18th, 2022
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): _____
Project to begin construction in the Fall of 2022.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____
Yes, Tenant Improvements to commercial areas in proposed buildings
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
Yes, the Owner owns parcels 35163.2604, 35163.3107 and 35163.3108
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. _____
SEPA Checklist dated January 12, 2021; Trip Generation and Distribution Letter by WCE, dated January 28, 2021; Trip Generation and Distribution Letter, by Storhaug, dated March 4, 2022; "Geotechnical Engineering Evaluation for Proposed I07c Control Facility" by GeoEngineers, dated March 21, 2017;

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. _____
Yes, permits for Phase 1 of this project are currently under review with the City of Spokane
10. List any government approvals or permits that will be needed for your proposal, if known. _____
Building, Grading, Water and Sewer, Stormwater, Electrical, Mechanical, and Road Work permits will be needed for this proposal
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. _____
The construction of three buildings and associated site work. Building A is 5-stories, with apartments on all floors, and possibly a bar on the ground floor. Bldg B is a 4-story apartment building. Building C is a 3-story building with apartments on the 2nd and 3rd floors and two commercial spaces on the ground floor
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 application related to this checklist. _____
120 N. Magnolia Street, Spokane WA, 99202. S 16, T 25 N., R 43 E.
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.) Yes, the project lies within the Critical Aquifer Recharge Area (CARA), the Well Head Protection Area, and the Spokane-Rathdrum Aquifer

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 project will use stormwater disposal methods consistent with the Spokane Regional Stormwater Manual (SRSM). These may include grassed percolation areas and gravel galleries.

- (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? _____

After the project is completed, there may be household chemicals stored above ground in small (less than 5 gallons) containers. 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. _____

Applicable BMPs will be used during construction. After construction, any household or restaurant / bar related spills will be cleaned up by residents or staff prior to leaving any hard surfaces.

- (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)? _____

Per the Geotech Report dated March 21, 2017, groundwater was encountered roughly 22 to 23 below site grade. Bedrock depth is not known.

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

Yes, stormwater will be discharged into the ground as allowed per the SRSM. No potential impacts are anticipated.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? Less than 1%

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. _____

Glacial flood-channel deposits below 2-3 feet of medium dense silty fine to coarse gravel fill

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

There are no surface indications or history of unstable soils in the immediate vicinity.

- 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: _____
Excavation will be done to construct footings and slabs (on grade - no basements) for the three
proposed buildings, and for associated site design. The total affected area will be roughly 48,000 SF.
Exact quantities are unknown at this time, we anticipate the movement of 10,000 to 16,000 cubic yards
on site. Any required fill will from a preapproved source coordinated with the City of Spokane
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Minimal localized erosion from wind or rain could occur during construction, but would be mitigated
through the use of appropriate BMPs. No erosion would be expected from the proposed uses as
surfaces will be stabilized by paving, building areas and landscaping.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? _____
Approximately 46,000 SF for Phase 2.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Erosion will be controlled through the use of appropriate BMPs during construction. Soils will be
stabilized by paving, building areas and landscaping.

2. Air

- a. What type 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. _____
During construction dust may be generated, but reduced to the greatest extent possible through watering, hydroseeding and other BMPs. Exhaust fumes may be generated by construction equipment. Once the project is completed, emissions from residential units, such as dryers and range hoods, are expected. Gas-fired hot water heating systems will likely produce limited emissions. Exhaust from landscaping maintenance equipment, vehicles, and commercial kitchen exhaust fans if a restaurant leases commercial space.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. The site is near a railroad (about 300 feet away at its closest)

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
All site development will comply with Spokane Regional Clean Air Agency (SRCAA) construction related
requirements.

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. _____

There is no surface water body on or in the immediate vicinity of the site.

- (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. There are no surface water bodies within 200 feet of the site.

- (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. No fill or dredge material is proposed to be placed in or removed from any

surface water bodies.

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

No, the proposal will not require surface water withdrawals or diversions

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. _____
No, the proposal does not lie within a 100-year floodplain.

- (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, the proposal does not involve any discharge of waste materials to surface waters.

b. GROUNDWATER:

- (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 groundwater will be withdrawn from a well for drinking water or any other purposes. All potable water will be provided by the local purveyor. The project's stormwater will be discharged to the underlying soils as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific stormwater/drainage report will be provided.

- (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. _____

No wastewater will be discharged into the ground from septic tanks or other onsite systems. The site is served by the public sewer.

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. _____

The source of runoff once the project is complete will be building roofs, sidewalks and other paved areas on site. The intent is to convey stormwater to catchments to treat and discharge the treated stormwater as required by the SRSM to the underlying soils. The treated stormwater is anticipated to eventually reach groundwater.

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

No. All stormwater is required to be treated per the SRSM. Buildings will be connected to the public sewer system. Any localized spills will/would be easily remediated prior to any discharge below grade.

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

The project will not alter or otherwise affect drainage patterns in the vicinity of the site.

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

The project will be developed per the requirements of the SRSM. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other appropriate agencies, such as the Department of Ecology.

4. Plants

- a. Check the type of vegetation found on the site:

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: (3) Kentucky Coffee Trees and (3) Black Locusts in the ROW

Evergreen tree: ☒ fir ☐ cedar ☐ pine

Other: (4) Douglas Fir trees in the ROW

☐ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: No wet soil plants on site

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: No water plants on site

Other types of vegetation: Various weeds

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

All vegetation on site will be removed. The Douglas Fir trees along N. Magnolia St and the recently-planted Kentucky Coffee Trees will be protected and maintained. The (3) Black Locusts will be removed (per approval already granted by the City of Spokane's Urban Forestry department

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

According to the Spokane County Rare Plant List, there are 4 plants classified as 'threatened' in Forests and Meadows, with only Austin's Knotweed and Spalding's Silene occurring in non-wet meadows. Neither has been observed on or near the site.

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

The Landscape Design is in the process of being produced. Native and drought-tolerant plants will be used to the greatest extent.

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

Himalayan Blackberry

5. Animals

- a. Check and 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:

Birds: ☐ hawk ☐ heron ☐ eagle ☒ songbirds

Other: _____

Mammals: ☐ deer ☐ bear ☐ elk ☐ beaver

Other: _____

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other: _____

Other (not listed in above categories): _____

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

According to the Data Basin WA, OR, CA Wildlife and Habitat map, there are no threatened or endangered species known to be on or near the site.

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

No. The site is in an industrial urban area.

Spokane County is part of the Pacific Flyway migration route, which is primarily a route for waterfowl.

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

New landscaping and site design will likely attract songbirds.

- e. List any invasive animal species known to be on or near the site. _____
Per the Washington Invasive Species Council, the only invasive animals that are not aquatic are
nutria and feral swine, neither of which are known to be in eastern Washington

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.
Natural gas will likely be used for water heating. Electricity will likely be used for HVAC systems

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____
No, the tallest proposed building (5 stories) is not tall enough to block sunlight on properties across the streets to the north, east or west.

- 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: _____
The project will comply with the Washington State Energy Code

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _____
There are no known environmental health hazards on the site. After construction, there will be a risk of fire in the buildings. This risk will be mitigated by the installation of fire sprinklers, fire alarms, etc.

- (1) Describe any known or possible contamination at the site from present or past uses. _____
There is no documented history of contamination on the site. The existing school structure has been on
the site since 1902, which makes contamination by typical businesses such as gas stations and dry
cleaners unlikely.
- (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. _____
There are no known existing hazardous chemicals or conditions that might affect project
development or design
- (3) Describe any toxic or hazardous chemicals/conditions 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. No toxic or hazardous chemicals or conditions are anticipated to be stored, used or produced
during the project's development, construction or operating life.
- (4) Describe special emergency services that might be required. _____
No special emergency services are expected to be required.
- (5) Proposed measures to reduce or control environmental health hazards, if any:
No environmental health hazards, beyond standard operation of vehicles and equipment, are expected
to be created

b. NOISE:

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

There is a railroad to the north of the project. N Napa Street, which borders the east side of the property is fairly busy and the noisiest of the streets surrounding the site.

- (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. _____

Typical construction noise between the hours of 7AM and 10PM

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

Construction activities restricted to hours allowed by city ordinance. Also, the project is in an industrial neighborhood with few residential uses.

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. _____

Currently a warehouse and a vacant historic school building are on the site. To the north is a single-family residence; to the east a muffler shop and a car repair shop. To the south is a real estate agent and a landscaping business office. To the west is a single-family house and a coffee roaster. The proposal should have no affect on 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? _____

No, it has not been used as a working farmland or forest land

- 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: _____

No, there are no farm or forest lands nearby

- c. Describe any structures on the site. _____

There is a vacant 2-story, brick, 36,000 SF (12,164 SF footprint) school structure, constructed in 1902.

There is also an existing concrete construction, 1-story, 9,799 SF warehouse. On the SE corner of the site is an underground Combined Sewer Overflow tank owned by the city.

- d. Will any structures be demolished? If so, which? _____

Yes. The concrete warehouse will be demolished.

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

CC1-EC (Center and Corridor Type 1, Employment Center)

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

Centers and Corridors Core

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

Does not apply

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ____
No. Per Spokane ArcGIS, no part of the site has been classified as a critical area.

- i. Approximately how many people would reside or work in the completed project? ____
Approximately 225 - 250 people

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

- k. Proposed measures to avoid or reduce displacement impacts, if any: ____
The project will not create any displacement impacts

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

The design and development team is working closely with staff at the City of Spokane to ensure
that the proposal is compatible with existing and projected land uses and plans

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: ____

The proposal is not near any agricultural or forest lands

9. Housing

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

Approximately 205 market-rate apartments will be provided.

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

Zero units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any: _____

The project is creating housing and eliminating zero units of existing housing.

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 50 feet. The principal exterior building materials proposed are brick, fiber-cement board, with wood or metal accents

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

Views of the historic McKinley School on the site itself will be partially obscured from the west

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

The proposal is being designed to provide positive aesthetic experiences

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
Stray ambient light from unit and commercial space interiors. Site lighting at the center of the site. These
impacts would occur at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
No. The building materials are not reflective. All site lighting will be shielded.
- c. What existing off-site sources of light or glare may affect your proposal? _____
None anticipated
- d. Proposed measures to reduce or control light and glare impacts, if any: _____
Selection of non-reflective building materials. Shielding all site lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
The Spokane River is less than a mile away. Sprague Avenue, one block away, offers a variety of
businesses including gyms.
- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
No - it would not displace any existing recreational uses.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
The project will include comprehensive site design which will include exterior amenity areas that can be
used for informal recreational activities

13. Historic and cultural preservation

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

Yes. The historic McKinley School on site was added to the Spokane Register of Historic Places in September 2017

- 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. _____

There are none known.

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. _____

We use online resources, such as WISAARD.

- 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 _____

An inadvertent discovery plan will be prepared noting that during construction, if any artifact or apparent human remains are discovered, the project will stop and the owner and City of Spokane notified.

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 bordered on all sides by public streets: E Main Ave to the north, N Napa St to the east, East
riverside Ave to the south and N Magnolia St to the west. Parking was proposed during Phase 1 of this
project, with access off of N Napa St

- b. Is 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 bus stop one block south of the property at the corner of N Napa and Sprague Ave

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

The project is proposing additional street parking along N Magnolia Street. Parking requirements for future
commercial spaces are factored into the on-site parking lot designed during Phase 1.

- 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). _____

Yes, the project will require improvements along N. Magnolia St and E Main Ave.. Bike parking and interior
walkways will also be provided.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____

No, the project will not use water, rail or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? _____

Per the TGDG prepared by Storhaug, the total Trip Generation summary for the overall proposed project (Phase 1 & 2) = 1,754 ADT; A.M Peak Total: 94, 28 enter, 66 exit; P.M. Peak Total: 144, 80 enter, 64 exit (Phase 1 = 598 ADT, 17 AM, 42 PM).

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

- 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, general describe. _____

No, it will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

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

There are no measures proposed to reduce or control transportation impacts

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. _____

Yes, the project may result in increases in fire protection, public transit, and health care. It is unknown at this point what impact there would be on schools.

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

There are no measures proposed to reduce or control direct impacts on public services

16. Utilities

a. Check utilities currently available at the site:

- ☒ electricity
- ☒ natural gas
- ☒ water
- ☒ refuse service
- ☒ telephone
- ☒ sanitary sewer
- ☐ septic system

Other: _____

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

Electricity provided by Avista Utilities

Gas provided by Avista Utilities

Water provided by City of Spokane

Sewer provided by City of Spokane

Refuse pick-up provided by City of Spokane

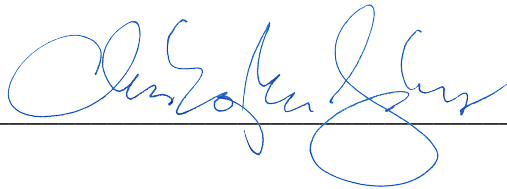
Phone provided by CenturyLink

Cable provided by Comcast or CenturyLink

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: March 18, 2022

Signature: _____

Please Print or Type:

Proponent: Christopher Palms

Address: 115 15th Ave East, Seattle, WA 98112

Phone: (206) 876-8452

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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? _____

Proposed measures to avoid or reduce such increases are: _____

2. How would the proposal be likely to affect plants, animals, fish or marine life? _____

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? _____

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

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? _____

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? _____

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? _____

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

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements 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* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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 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.