

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 [\[HELP\]](#)

1. Name of proposed project, if applicable: ***Community Health Association of Spokane
Parking Lot Expansion***

2. Name of applicant: ***DCI Engineers/Wade Gelhausen, P.E.***

3. Address and phone number of applicant and contact person:

**707 W 2nd Ave.
Spokane, WA 98201
(509) 455-4448**

4. Date checklist prepared: **June 17, 2022**

5. Agency requesting checklist: **City of Spokane**

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

Construction of the project is anticipated to start in the Summer/Fall 2022.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

None known.

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

A Geotechnical engineering study will be prepared for the project.

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.

- **Demolition Permit**
- **Site Development Permit**
- **Electrical Permits**

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 proposes to expand the existing parking lot to encompass the additional north parcel adding approximately 25 stalls. This expansion requires demolition of the existing approximate 1,701 sq. ft residential home living area, 484 sq. ft garage area, and an extension of the parking lot pavement. Repaving portions of the existing pavement adjacent to the expansion may occur as well.

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 Community Health Association of Spokane parking lot expansion project is located at 3917 N Ash St and 3929 N Ash St in Spokane, WA 99205. The existing parking lot is located at the northwest corner of the N Ash St and W Garland Ave intersection. The proposed project will expand the parking lot north to W Walton Ave road combining with parcel #25011.4001

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.)

The proposed project lies within the Aquifer Sensitive Area (ASA), General Sewer Service Area, and the City of Spokane.

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).

There is an existing stormwater treatment system on-site that will continue to serve the completed project. Any new impervious surfaces (pollution-generating or nonpollution-generating) added to the site for the project will have corresponding, appropriately designed storm water facilities constructed for these areas.

(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?

None anticipated.

(3) What protective measures will be taken to ensure 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.

We do not anticipate the need for storage of chemicals on site.

- (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?

We do not anticipate the need for storage of chemicals on site.

b. Stormwater

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

Depth to groundwater onsite is estimated to be greater than 7-ft.

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

Stormwater will sheet flow off the parking lot and be collected in a bioinfiltration swale. Small storm events will infiltrate on-site and larger storm events (greater than the 10-year event) will over flow into the City system into catch basins connecting to the existing 8-inch stormwater ductile iron pipe. Stormwater runoff will meet the City of Spokane and Spokane Regional Stormwater Manual requirements.

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

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

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

The majority of the site consists of moderate slopes at around 5%.

- 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.

According to the NRCS Web Soil Survey, the project property is underlain with well draining loamy sand soils. This information will be verified when the geotechnical report is received for the project.

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

To our knowledge, 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.

Due to the removal of the basement within the existing single-family residential home, earthwork will be necessary. It is anticipated that earthwork will also be necessary for the pavement expansion north of the existing parking lot due to the basement being lower than the existing pavement area. Approximate quantities of 100 yards of cut and 100 yards of fill are anticipated.

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

Erosion could occur as a result of clearing and construction grading. However, the site is relatively flat and all proposed construction activity will have an erosion control plan designed for it that the contractor will need to follow to prevent erosion from occurring.

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

The amount of impervious surface on the property's developed area will be approximately 90%.

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

Implementation of an approved erosion control plan during construction including water runoff and sediment barriers (silt fencing, construction entrance(s), temporary sediment ponds, etc.). Long term erosion will be controlled by bio-infiltration swales anticipated to be constructed to manage storm water for the project.

2. Air [\[help\]](#)

- 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.

The emissions from the site will be from general construction activities. The proposed project will result in a slight increase of vehicular traffic to and from the site.

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

We do not believe that there will be any off-site sources of emissions or odor that affect the proposal.

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

Dust control measures for earthwork will be implemented during construction. Regular maintenance of construction equipment will also be required.

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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.

None.

- 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.

None.

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

The proposal does not lie within a 100-year floodplain.

- 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, the project doesn't discharge any waste materials to surface waters.

b. Ground Water: [\[help\]](#)

- 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.

The project doesn't plan to withdraw any groundwater.

- 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.

The project doesn't plan to discharge any waste material into the ground.

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.

Stormwater runoff from the pollution generating impervious surfaces (PGIS) constructed on the site will be treated by bio-infiltration swales and infiltrated through the bottom of the swales. Runoff from any non-pollution generating impervious surface (NPGIS) will be infiltrated directly into the ground.

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

We do not believe that waste materials could enter the ground or surface waters. Any waste materials on the project site (automobile oils, spills, leaks, etc.) will drain to on-site bio-infiltration swales for treatment prior to discharging into the ground.

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

This project proposal will not affect drainage patterns in the vicinity of the site. The proposed development of the property will provide for continuation of existing drainage patterns through the property.

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

None.

4. **Plants** [\[help\]](#)

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

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

Some dryland grasses located in the undeveloped area will be removed.

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

We do not know of any threatened or endangered species 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:

Landscaping meeting the requirements of the City of Spokane will be implemented as part of the project.

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

We do not know of noxious weeds or invasive species on the site.

5. Animals [\[help\]](#)

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 _____

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

We do not know of any endangered or threatened species on or near the site.

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

We are not aware of this site being part of a migration route.

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

There are currently no anticipated measures in place to preserve or enhance wildlife.

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

We do not know of any invasive animal species on near the site.

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.

Electricity is anticipated to be the primary source of energy for the demolition and expansion. During operation, these energy sources will be used for site lighting.

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

We do not believe the project will have adverse effects for solar use of 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:

We anticipate that the addition will have energy efficient lighting, windows, and other building materials for energy conservation features.

7. Environmental Health [\[help\]](#)

- 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 currently no known health hazards that could occur as a result of this project.

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

We do not know of any contamination on the site from past or present uses.

- 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.

We do not know of any existing hazardous chemicals/conditions on the site.

- 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.

We do not know of any hazardous chemicals/conditions on the site during the project's development or construction.

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

We do not anticipate the need for special emergency services.

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

No measures are proposed to reduce or control environmental health hazards at this time. However, any health hazards that may be encountered would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.

b. Noise

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

There is existing noise from the traffic around the site due to the project area being located adjacent to N Ash St, an Urban Principal Arterial.

- 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.

In the short term, noise will be generated from general construction of the site demolition and parking lot expansion project.

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

The proposed project would comply with the City of Spokane Noise Ordinance, specifically that construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM.

8. Land and Shoreline Use [\[help\]](#)

- 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.

The project property currently consists of a single-family residence and detached garage on a single 0.22 acre lot. Community Health Association of Spokane purchased the lot from the previous owner and resident in 2020 and is currently in the process of a Boundary Line Adjustment to aggregate the parcels. The proposed project will remove the residential house, expanding the existing parking lot and it will not affect current land uses of 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?

To our knowledge, the site has not been used for agriculture.

- c. Describe any structures on the site.

The project property currently consists of a single-family residence and detached garage on a single 0.22 acre lot. The dwelling unit consists of approximately 1,701 sq. ft of living

area including the basement. The detached garage is approximately 484 sq. ft of interior surface area.

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

Yes, both of these structures will be demolished.

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

The current zoning classification of the properties is O (Office).

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

The current comprehensive plan designation for the site is O (Office).

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

There is no shoreline master program designation for this site.

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

Not to our knowledge.

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

None.

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

No people would be displaced by the completion of this project.

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:

None.

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

None.

9. Housing [\[help\]](#)

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

No housing units will be provided.

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

One housing unit would be eliminated by the project.

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

None.

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No proposed structure.

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

No views are anticipated to be blocked.

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

No measures are currently proposed. The design of the parking lot will be designed to, at a minimum, to meet Landscaping and Screening City of Spokane code requirements.

11. Light and Glare [\[help\]](#)

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

No light or glare is expected from the result of this project.

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

No light or glare is expected from the result of this project.

- c. What existing off-site sources of light or glare may affect your proposal?

We do not know of any off-site sources of light or glare that would affect the project.

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

None.

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Drumheller Springs Park is approximately half a mile south of the site. Audubon Park, Emerson Park, and Clark Playfield are within about an approximate mile radius of site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No recreation uses would be displaced.

- 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 [\[help\]](#)

- 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.

None that we know of.

- 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 that we know of.

- 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.

- 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 are proposed at this time. Any discoveries will result in construction halting until further investigation can be completed.

14. Transportation [\[help\]](#)

- 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 existing south parking lot property is accessed from W Garland Ave to the south. The north parcel is currently accessed from W Walton Ave to the north. After combining the parcel boundaries, the proposed parking lot is expected to be accessed from W Garland Ave to the south.

- 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?

The Spokane Transit Authority has one bus stop in the vicinity of the property. Route 23 runs north-south along N Ash St with frequent stops at the existing bus station at the northwest corner of the N Ash St and W Garland Ave intersection.

- 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 proposes to expand the existing parking lot to encompass the additional north parcel adding approximately 25 stalls. No formal parking spaces shall be eliminated with the project.

- 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).

No, there are not anticipated to be any required improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities.

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

No water, rail, or air transportation will be used by the project.

- 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?

The proposed project is not anticipated to generate any new trips.

- 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.

We do not believe the project will interfere with or be affected by the movement of agriculture and forest products.

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

None are planned at this time.

15. Public Services [\[help\]](#)

- 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.

We do not believe the project will increase the need for public services.

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

None.

16. Utilities [\[help\]](#)

- a. Circle 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.

The utility proposed for the project is electricity.

C. Signature [\[HELP\]](#)

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: Wade Gelhausen, P.E.

Position and Agency/Organization: Principal/DCI Engineers

Date Submitted: June 17, 2022