

**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: Childrens and Youth Services Center
2. Applicant: Native Project
3. Address: 1803 West Maxwell Ave.
City/State/Zip: 99201 Phone: 509-325-5502
Agent or Primary Contact: Native Project Contact: Pam Bullock 208.866.6808
Engineer Contact: Wayne Rogers or Tony Janson, Womer and Assoc. 1-888-966-3778
Address: 221 North Wall Street, Ste 600
City/State/Zip: Spokane, Wa 99201 Phone: 1-888-966-3778
Location of Project: Spokane, Washington
Address: 1907 West Maxwell Ave.
Section: 13 Quarter: NE Township: 25 Range: 42
Tax Parcel Number(s) 25131.3004
4. Date checklist prepared: 1-31-23
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Spring 2023

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

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. This project next to this project to the east

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

Building permits will be required. Other permits and variances as required

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 facility is a four-story 12,500 sq. ft. building. The facility will provide space for meeting the behavioral and mental health of children and youth. It will include youth, staff areas and public areas.

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. _____

The site is located at 1907 West Maxwell Ave. Spokane, WA. (Refer to Site Plan)

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 project is located within the City of Spokane, the General Sewer Service Area and the Priority Sewer Service Area.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Stormwater will be disposed into biofiltration swales and drywells. Stormwater facilities will comply with Eastern Washington Stormwater Manual, current edition.

(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 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.

N/A

(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?

N/A

b. Stormwater

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

Ground water depth unknown.

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

Stormwater will be discharged into biofiltration swales and drywells

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)? _____

Site is fairly flat at 0-3% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. _____

7105—Urban land, gravelly substratum, 0 to 15 percent slopes

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

None Known

- 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: _____

Grading will be performed that is typical during construction of buildings, parking lots and stormwater facilities. Project will strive to balance cut and fill. Structural fill maybe required to be brought into site and will be determined during engineering design phase

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

Erosion could occur during the construction phase of the project, but will be mitigated with erosion control BMPs.

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

Approximately 80% of the site will be impervious area.

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

Project will comply with Eastern Washington Stormwater Manual to control any erosion that could occur onsite including but not limited to, sediment fence, inlet protection, construction entrance, etc.

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. _____

Some emission will result during construction activities, which could include vehicle emission and dust from construction activities.. Normal vehicle emission from vehicles will occur after construction of the project.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known

c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
If necessary procedures will be established to control dust, such as applying water during construction.

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. _____

The Spokane River is located approximately .4 mile northwest of the proposed project.

(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 the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. _____

N/A

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

N/A

(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 discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. _____

No

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

(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. _____

N/A

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. _____

Stormwater from roofs, sidewalks and parking lots improvements will be drained to biofiltration swales or filtered chambers. Swales will be located on site.

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

No

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

No

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

Comply with Eastern Washington Stormwater Manual

4. Plants

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

Deciduous tree: alder maple aspen

Other: _____

Evergreen tree: fir cedar pine

Other: _____

Shrubs Grass Pasture Crop or grain

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? _____

Trees and grasses will be removed.

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

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Project will comply with the City of Spokane landscape standards.

- e. List all noxious weeds and invasive species known to be on or near the site. _____
Most existing onsite vegetation will be replaced with landscaping and turf.

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: Birds and small mammals are likely present.

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.

None known

- c. Is the site part of a migration route? If so, explain. None known

- d. Proposed measures to preserve or enhance wildlife, if any: None proposed

- e. List any invasive animal species known to be on or near the site. _____
None known

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.
Electricity or gas may be the energy source for energy needs. It will be used for heating and lighting.

- 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 comply with International Building Standards and applicable energy standards for this area.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _
None known

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

None known.

(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 known

(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. _____

None known

(4) Describe special emergency services that might be required. _____

None known at this time.

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

Comply with applicable building codes and standards.

b. NOISE:

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

Some noise from adjacent traffic on nearby streets.

(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. _____

Some noise will be created short term from construction activities. Some typical noise from vehicle traffic created by this project on a long term basis.

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

The proposed structure building materials will provide some noise reduction to the project

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. _____

Land uses consist of Light Industrial to the south, light industrial to the west, a community health center to the east and a park to the north.

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

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: n/a

c. Describe any structures on the site. One storage structure is located on the site.

d. Will any structures be demolished? If so, which? _____
The existing structure will be demolished.

e. What is the current zoning classification of the site? LI - Light Industrial

f. What is the current comprehensive plan designation of the site? _____
Light Industrial with Type 3 (CC3) Center and Corridor Overlay Zone

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

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

N/A

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

Approximately 30 people could occupy the site.

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

None

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

None proposed

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: The proposal is located near community services type uses such as community health clinic and a park.

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

9. Housing

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

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. No housing units will be eliminated

c. Proposed measures to reduce or control housing impacts, if any: None proposed

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? _____
the height will be approximately 50-feet. The structure will be metal and phenolic siding.

b. What views in the immediate vicinity would be altered or obstructed? _____
None anticipated

c. Proposed measures to reduce or control aesthetic impacts, if any: _____
None proposed

11. Light and Glare

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

Lights from windows, parking lot lights and exterior building lighting will produce some light and glare during nighttime hours.

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

None anticipated to interfere with views.

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: _____

Utilized fixture that reduce light and glare onto adjacent properties.

12. Recreation

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

The is a park north of the site.

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: _____

The project is a youth services center.

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. _____

None known

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 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. _____

N/A

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 _____

N/A

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. _____

Elm Street will provide access to the project site.

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 _____

Public transportation is available along Maxwell Avenue adjacent to the site.

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

Approximately 25 parking stalls will be needed for the project. 12 onsite parkings will be provided and 13 offsite will be provided on streets and adjacent Native Project properties.

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). _____

Sidewalk improvements will added, plus a concrete driveway apron will be added.

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

Weekday, P.M. Peak Hour of Generator: 40 (50% Entering, 50% Exiting)

Trip where developed from the ITE Trip Generation manual 7th Edition using land use: Clinic (630)

(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

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

Provide appropriate vehicle circulation into and out of the project site that complies with City of Spokane stds.

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. _____

There would be minimal impact to public services such as fire, police, schools, public transportation

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

None proposed

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, Water, Telephone, Sanitary Sewer and refuse service will be provided to the project. Construction activities will consist of connecting water and sewer to lines located in the streets adjacent to the project. Trenches will be dug to lay and connect water and sewer lines. Electricity will connect to existing powerlines. Telephone lines will be connected to existing telephone poles

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: 1/31/23

Signature: Wayne Rogers

Please Print or Type:

Proponent: Native Project Address: 1803 West Maxwell Ave.

Phone: Native Project Contact: Pam Bullock 208.866.6808

Person completing form (if different from proponent): Wayne Rogers (Womer and Associates)

Phone: 888-966-3778 Address: 221 North Wall St. Ste. 600, Spokane, WA. 99205

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Staff member(s) reviewing checklist: _____

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

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

Proposed measures to avoid or reduce such increases are: N/A

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

Proposed measures to protect or conserve plants, animals, fish or marine life are: N/A

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

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

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? N/A

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

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? N/A

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

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

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

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

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: 1/31/23 Signature: Wayne Rogers

Please Print or Type:

Proponent: Native Project Address: 1803 West Maxwell Ave.

Phone: Native Project Contact: Pam Bullock 208.866.6808

Person completing form (if different from proponent): Wayne Rogers (Womer and Associates)

Phone: 888-966-3778 Address: 221 North Wall St. Ste. 600, Spokane, WA. 99205

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- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.