

Environmental Checklist

File No. Non-Project NG
4/21/2017

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Existing Neighborhood Commercial Structures in Residential Zones Expansion
2. Name of applicant: City of Spokane
3. Address and phone number of applicant or contact person: Nathan Gwinn, 808 W. Spokane Falls Blvd., Spokane, WA 99201, 509-625-6893
4. Date checklist prepared: April 11, 2017
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): The proposal includes a period of two years following the effective date of the ordinance, during which eligible structures may apply in an expanded area, outside the established West Central Spokane pilot area.
7.
 - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No, none at this time.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, some land located nearby or adjacent to potential commercial structures is owned by the City of Spokane. At least one such structure, a former hardware store located at 3500 W. Woodland Blvd. in Spokane, is owned by the City of Spokane.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None that is directly related to this proposal.
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. No.
10. List any government approvals or permits that will be needed for your proposal, if known. Additional conditional use permits, granted administratively or by the City Hearing Examiner, depending on size, would follow adoption of this proposal for each project site that applies under the pilot program. Any applicable building permits may also be required for a proposed change in use at any project site.

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.

This initiative would expand the area where pre-existing commercial structures in residential zones may be reused for low-impact neighborhood scale and neighborhood serving businesses and multi-family uses. An existing pilot code allowing such development is limited to the West Central neighborhood (Spokane Municipal Code chapter 17C.370).

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

Eligible sites are located in residential zones in the city of Spokane. A map of known potentially eligible sites is included with this checklist.

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, all of the above.

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).

Not applicable; appropriate disposal of stormwater will be addressed for new projects at the time of construction of any approved addition to an eligible existing structure.

- (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?

Not applicable; chemical storage will be addressed at the time of any project permit application.

- (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.

Not applicable; conversions of use of existing facilities should be consistent with the City of Spokane Critical Aquifer Recharge Areas Aquifer Protection Code, chapter 17E.010 SMC, as well as other local, state and federal regulations concerning this matter.

- (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?

Not applicable; storage, handling and use will be addressed when each project is designed, reviewed, and constructed.

b. Stormwater

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

The depth to groundwater varies, depending on location within the city of Spokane.

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

Not applicable; any change to existing stormwater discharge would be reviewed at the time of any project's design and construction.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* _____

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Not applicable. This is a non-project action.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not applicable. This is a non-project action.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Not applicable. This is a non-project action.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Not applicable. This is a non-project action.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Not applicable. This is a non-project action.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Not applicable. This is a non-project action.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Not applicable. This is a non-project action.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

3. Water

- a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

b. GROUND:

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

Not applicable. This is a non-project action.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

4. Plants

- a. Check or circle type of vegetation found on the site: **Not applicable. This is a non-project action.**
- _____ Deciduous tree: *alder, maple, aspen, other.*
- _____ Evergreen tree: *fir, cedar, pine, other.*
- _____ Shrubs
- _____ Grass
- _____ Pasture
- _____ Crop or grain
- _____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*
- _____ Water plants: *water lilly, eelgrass, milfoil, other.*
- _____ Other types of vegetation.
- b. What kind and amount of vegetation will be removed or altered? **Not applicable. This is a non-project action.**
- c. List threatened or endangered species known to be on or near the site. **Not applicable. This is a non-project action.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable. This is a non-project action.**

5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:
- birds: *hawk, heron, eagle, songbirds, other.* **Not applicable.**
- mammals: *deer, bear, elk, beaver, other.* **This is a non-project action.**
- fish: *bass, salmon, trout, herring, shellfish, other.*
- other: _____

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

6. Energy and natural resources

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- 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:

Not applicable. This is a non-project action.

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.

Not applicable. This is a non-project action.

- (1) Describe special emergency services that might be required.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

b. NOISE:

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

Not applicable. This is a non-project action.

- (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.

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

8. Land and shoreline use

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- c. Describe any structures on the site. _____
Not applicable. This is a non-project action.

- d. Will any structures be demolished? If so, which? _____
Not applicable. This is a non-project action.

- e. What is the current zoning classification of the site? _____
Not applicable. This is a non-project action.

- f. What is the current comprehensive plan designation of the site? Not applicable. This is a non-project action.

- g. If applicable, what is the current shoreline master program designation of the site?
Not applicable. This is a non-project action.

- h. Has any part of the site been classified as a critical area? If so, specify. _____
Not applicable. This is a non-project action.

- i. Approximately how many people would reside or work in the completed project?
Not applicable. This is a non-project action.

- j. Approximately how many people would the completed project displace? Not applicable. This is a non-project action.

- k. Proposed measures to avoid or reduce displacement impacts, if any: Not applicable. This is a non-project action.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
Not applicable. This is a non-project action.

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. _____
Not applicable. This is a non-project action.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. _____
Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control housing impacts, if any: Not applicable. This is a non-project action.

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? Not applicable. This is a non-project action.

- b. What views in the immediate vicinity would be altered or obstructed? Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control aesthetic impacts, if any: Not applicable. This is a non-project action.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
Not applicable. This is a non-project action.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
Not applicable. This is a non-project action.

- c. What existing off-site sources of light or glare may affect your proposal? _____
Not applicable. This is a non-project action.

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
Not applicable. This is a non-project action.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Not applicable. This is a non-project action.

- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
Not applicable. This is a non-project action.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. _____
Not applicable. This is a non-project action.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. _____
Not applicable. This is a non-project action.

- c. Proposed measures to reduce or control impacts, if any: _____
Not applicable. This is a non-project action.

14. Transportation

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

Not applicable. This is a non-project action.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? _____
Not applicable. This is a non-project action.

- c. How many parking spaces would the completed project have? How many would the project eliminate? _____

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

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

Not applicable. This is a non-project action.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Not applicable. This is a non-project action.

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

- g. Proposed measures to reduce or control transportation impacts, if any: Not applicable. This is a non-project action.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____
This proposal is a non-project action and should not directly
increase the need for fire, police, health care or school services.
- b. Proposed measures to reduce or control direct impacts on public services, if any: _____
Not applicable. This is a non-project action.

16. Utilities

- a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:* **Not applicable. This is a non-project action.**
- 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. **Not applicable. This is a non-project action.**

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: 4/21/2017 Signature: Nathan Gwinn

Please Print or Type:

Proponent: City of Spokane Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA, 99201

Person completing
form (if different
from proponent): Nathan Gwinn Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA, 99201

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?

The proposal would not directly increase any of these elements. Any structures that succeed in changing their use to restore commercial uses under the provisions may provide a more walkable location than alternatives, possibly reducing automobile traffic.

Proposed measures to avoid or reduce such increases are:

Approval of projects would require review under Spokane Municipal Code section 17C.370.030, requiring the use of decision criteria for conditional uses, and findings that benefits and improvements would mitigate potential negative impacts to the residential character of the area.

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

Most projects on potentially eligible sites would not likely affect plants, animals, fish, or marine life.

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

Modifications to existing structures would have a smaller impact on organisms than all-new construction, and conditional use permit application review should ensure that each project would not have a significant adverse impact on the environment as part of the decision criteria.

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

The proposal would not be likely to deplete energy or natural resources; rather, it promotes the possibility of walking and other forms of non-motorized transportation by making reestablishment of small-scale businesses within neighborhoods possible.

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

The proposal does not directly address energy and natural resource conservation, but use of existing structures is more likely to conserve energy and natural resources than new construction.

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?

The proposal will not directly affect environmentally sensitive areas or other areas designated for governmental protection, as the potentially eligible sites are already developed and are located on arterial streets.

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

No additional measures are proposed.

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?

The proposal is intended to implement policies of the City's Comprehensive Plan. Commercial structures that would be reestablished under the amendments are required to meet development regulations adopted under the Comprehensive Plan, and where applicable, shoreline development standards.

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

Approval of projects would require review under Spokane Municipal Code section 17C.370.030, requiring the use of decision criteria for conditional uses, and findings that benefits and improvements would mitigate potential negative impacts to the residential character of the area.

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

The proposal would not directly increase demands on transportation or public services and utilities.

Located on developed sites and on arterial streets, individual projects may cause a minor shift in the location of such demands through any activation of commercial structures located in neighborhoods.

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

Response to any local change to such demands would occur through conditions of approval following review under Spokane Municipal Code section 17C.370.030, utilizing the decision criteria and procedure for conditional use permits.

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

The proposal should not 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: 4/21/2017 Signature: Nathan Gwinn

Please Print or Type:

Proponent: City of Spokane Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA, 99201

Person completing form (if different from proponent): Nathan Gwinn

Address: 808 West Spokane Falls Boulevard

Phone: (509) 625-6300 Spokane, WA, 99201

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.