Environmental Checklist

File No. ______________

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: Deer Heights Rd and SR-2 CUP

2. Name of applicant: Flamingo Link and Flint 2 Properties LLC C/O Todd Whipple

3. Address and phone number of applicant or contact person: 21 S Pines Rd, Spokane Valley, WA 99206 509-893-2617

4. Date checklist prepared: March 2017

5. Agency requesting checklist: City of Spokane Development Services

6. Proposed timing or schedule (including phasing, if applicable): Immediately upon approval of CUP for retail use. Summer 2018.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Other commercial pads may be developed upon completion and opening of major retailer.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the applicant is involved as a partner in an adjoining 48.22 acres plus this 16.54 acre proposed retail development.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. None known

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, a traffic impact study is being reviewed by WSDOT and Spokane for the intersection of Deer heights Rd and SR-2
10. List any government approvals or permits that will be needed for your proposal, if known. CUP for retail use in excess of 60000sf of building within LI zone; Road improvements; building permits; landscape plans; drainage plans; signage plans.

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. Approximately 16.54 acres of retail improvement located near the NEC of Deer Heights Rd and SR-2. This 16.54 acres will include a total of 106,307 sf of indoor retail; 141,692 sf of outdoor display and 471 parking stalls.

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. The project is located within the City of Spokane at the NEC of Deer Heights Rd and SR-2 and fronts Deer Heights Rd.

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.) Not in Aquifer Sensitive Area, Yes, In 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).
This proposal will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRS), which may include grassed percolation areas, evaporation ponds, drywells and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rate will be appropriate for the design option chosen. At this time the volume is unknown. Because the system will follow Spokane Regional Stormwater Manual (SRS) there will be a dead storage component of 0.5' in each swale or pond area that should limit direct discharge of items used in the 'home' as well as firefighting activities.

(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

(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. The project site will be served by public sewer, therefore, no contamination through septic tank disposal systems will occur.

(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?

Chemical storage and/or chemical use on the property is not known at this time. It is anticipated that the retail entities will follow all Federal, State, and Local laws and ordinances regarding the storage and use of chemicals on Site.

b. Stormwater

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

Groundwater Was not Encountered During the Geotechnical Exploration however Bedrock was encountered at depths of 4 to 9 feet.

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

If possible on this site, stormwater will be discharged into the ground. Because of the treatment requirements required in the SRS,
treatment levels consistent with a sole source aquifer are intended to be implemented in conformance with the Clean Water Act.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

1. Earth

   a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other: _______________________
   b. What is the steepest slope on the site (approximate percent slope)? N/A __________________________
   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. Cheney ashy silt loam, 0 to 8 percent slopes and Uhlig ashy silt loam, 0 to 8 percent slopes (NRCS, 2012) ______________________________
   d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. None ______________________________
   e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: The property will be graded to create the streets, drainage ponds/swales and building pads. Quantities are unknown at this time, but grading may require the movement of 20,000 cubic yards of onsite material, although no imported fill is anticipated at this time. Should fill be required, it will be imported from the nearest source approved per County standards.
   f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Yes, some erosion from wind or rain could occur on-site during construction activities. Appropriate erosion control measures will be implemented during construction such as using silt fences, wattles, watering and hydro-seeding. Following construction, soils will be stabilized by paving, building and landscaping.
   g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 70% __________________________
h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:  

As required by the Spokane Regional Clean Air Authority (SRCAA) (for air) and the Washington Department of Ecology (WDOE) (for stormwater), measures as required per the permits received will be followed. As will be noted in the erosion control plans, the appropriate Best Management Practices found in the Stormwater Management Manual for Eastern Washington (SWMMEW) and SRSM will be followed.

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. During construction, some fugitive dust could be expected, although the intent of the permits would be to control this instance. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from vehicles, and exhaust from maintenance equipment.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

c. Proposed measures to reduce or control emissions or other impacts to air, if any: During construction, the use of appropriate dust control measures such as watering and proper maintenance of construction equipment.

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. No

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No

(3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the
area of the site that would be affected. Indicate the source of fill material.
None

(4) Will the proposal require surface water withdrawals or diversions?
Give general description, purpose, and approximate quantities if known.
No

(5) Does the proposal lie within a 100-year floodplain? No If so, note location on the site plan.

(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. GROUND:

(1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
No groundwater will be withdrawn from this site. Stormwater will be discharged to the underlying soils and groundwater as allowed per Spokane Regional Stormwater Manual (SRSM).

(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.
None

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 from this site after completion, will be from the constructed elements of the development including but not limited to buildings, parking lots, sidewalks, driveways, lawns, open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the
underlying soils, via swales, ponds, drywells, galleries, etc. The water will not flow into other waters. Quantities unknown.

(2) Could waste materials enter ground or surface waters? If so, generally describe.
No

________________________

PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.
As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during design and as approved by the City of Spokane.

4. Plants

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

_________ Deciduous tree: alder, maple, aspen, other.

_________ Evergreen tree: fir, cedar, pine, other.

_________ Shrubs

_________ Grass

_________ Pasture

_____ X _____ Crop or grain

_________ 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? All vegetation will be removed __________________________________________________________________________________________

________________________________________________________

c. List threatened or 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: Development to applicable landscape standards __________________________________________________________________________________________
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: __________________________
   mammals: deer, bear, elk, beaver, other: __________________________
   fish: bass, salmon, trout, herring, shellfish, other: __________________________
   other: __________________________
b. List any threatened or endangered species known to be on or near the site.

None known

________________________________________
________________________________________
________________________________________


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

No

________________________________________
________________________________________
________________________________________


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

None

________________________________________
________________________________________
________________________________________

6. Energy and natural resources

a. What kinds or 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.

Electricity and natural gas will be made available to each building site 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:

Methods of energy conservation are unknown at this time


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.

No

________________________________________


(1) Describe special emergency services that might be required.
None

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

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None will affect the project

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
   Short Term, construction equipment
   Long Term, delivery trucks, customer ingress and egress.

(3) Proposed measure to reduce or control noise impacts, if any:
None

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?
   Farming of subject and north of subject; vacant and retail west of subject; residential NW of Subject; retail theater south of subject, industrial park south of subject
b. Has the site been used for agriculture? If so, describe. Yes, currently used to raise crop.

c. Describe any structures on the site. Vacant

d. Will any structures be demolished? If so, which? N/A

e. What is the current zoning classification of the site? Light Industrial with ACZ-5 overlay

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

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? If so, specify. No

i. Approximately how many people would reside or work in the completed project? Employment of 100 -200 people

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

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

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses
and plans, if any: The project will be reviewed and approved under applicable development code standards.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. None

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. None

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

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? 35 feet maximum height with most of the structure at 20 feet. Exterior material to be determined at time of construction.

b. What views in the immediate vicinity would be altered or obstructed? Views from NW looking SE would be obstructed and from South to North across SR-2.
c. Proposed measures to reduce or control aesthetic impacts, if any: None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? The lighting of parking lots, landscaping and signage will be down casted and indirect so as not to create glare to nearby homes and/or flights overhead.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No, see above comment

c. What existing off-site sources of light or glare may affect your proposal? No impacts from area lighting

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

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? N/A

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

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: N/A
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.
None known

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None known

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

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.
Highway 2 and Deer Heights Road

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Line 61, Highway 2 & Deer Heights Road

(c) How many parking spaces would the completed project have? How many would the project eliminate? 471 parking stalls to be provided per site plan of record.

(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). Yes, Frontage improvements to Deer Heights (widening)
Highway 2 frontage, Intersection of Deer Heights Road & Highway 2 improvement per ICA and TIA

e. Will the project 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? If known, indicate when peak would occur. Phase 1 105 AM, 498 PM, 5,050 ADT
(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: 2-lane Roundabout at Highway 2 & Deer Heights Road or other intermediate traffic control, measure as applicable.

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. There will be a need for improvements to adjacent streets and intersections per above.

b. Proposed measures to reduce or control direct impacts on public services, if any: development in compliance with applicable development and improvement standards

16. Utilities

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. City of Spokane, Water and Sewer; AVISTA gas and power
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: __________________ Signature: ________________________________

Please Print or Type:

Proponent: __________________________ Address: __________________________

Phone: __________________________ Address: __________________________

Person completing form (if different from proponent): __________________________

Phone: __________________________

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):

________________________________ Address: ________________________________

Phone: __________________________ ________________________________

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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 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.