

**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: Cantu Airdome
2. Applicant: Dan Cantu
3. Address: 524 W Indiana Ave, Ste A
City/State/Zip: Spokane, WA 99205 Phone: 509-777-1111
Agent or Primary Contact: Dan Cantu
Address: 524 W Indiana Ave, Ste A
City/State/Zip: Spokane, WA 99205 Phone: 509-777-1111
Location of Project: 3800 E Joseph Ave, Spokane, WA
Address: 3800 E Joseph Ave, Spokane, WA
Section: 34 Quarter: SW 1/4 of NE 1/4 Township: 26N Range: 43E
Tax Parcel Number(s) 36341.1804
4. Date checklist prepared: January 5, 2021
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Construction Spring/Summer 2021
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

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geotechnical evaluation may be performed.

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. _____
Conditional Use Permit, commercial building permit, and grading permit will be 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. _____

Construct a +/- 40,000 square feet air supported structure for recreational/sports use.

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 project is located at 3800 E. Joseph Ave in Spokane County. The site abuts four city streets:

E Joseph Ave, E Columbia Ave, N Julia St, and N Myrtle St. Refer to attached 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.) City of Spokane, General Sewer Service Area, Aquifer Sensitive 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 bio-infiltration swales with drywells will be used to treat and dispose of stormwater runoff
and will comply with City of Spokane standards and the Spokane Regional Stormwater Manual (SRSM).

- (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? _____
No DOT classified chemicals will be handled or stored onsite.

- (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. No DOT classified chemicals will be handled or stored onsite.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? No DOT classified chemicals will be handled or stored onsite.

Cleaning supplies will be stored and used in the sports facility.

Stormwater facilities will be designed in compliance with the City of Spokane standards and the SRSM.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)? _____
The depth of groundwater and bedrock are not known at this time.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts. _____
Stormwater will be treated and discharged via bio-infiltration swales and drywells.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountainous

Other: The site is cleared of any significant vegetation.

- b. What is the steepest slope on the site (approximate percent slope)? 0-3%

- 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. _____
The soils are Urban land-Opportunity, disturbed complex and consists of gravelly ashy loam, gravelly loam, and gravelly coarse sand per the NRCS Web Soil Survey report.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _
No.

- 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: _____
The proposed facility may include a full basement. Excavated material will be used onsite for grading.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Minimal erosion is anticipated. Erosion and sediment control measures will be implemented during construction.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? Approximately 75% of the site will be impervious surfaces.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Landscaping, paving, and implementing an erosion and sediment control plan during construction.

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. Normal construction activities including storing of oil and fuel for construction equipment, exhaust from construction equipment, dust from site grading and asphalt preparation.

- 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 BMPs's to control dust. Post construction, none proposed.

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. 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. Not applicable.

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

- (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. Stormwater is planned to be discharged to the underlying soils and groundwater via infiltration as allowed per the SRSM.

- (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. None. The facility will connect to the municipal sewer system.

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 will be from the building, sidewalks, driveways, parking lots, green space, etc. The intent is to direct stormwater to catchments or pond areas to treat and discharge the stormwater (as required by the SRSM) to the underlying soils via swales and drywells. Quantities are unknown at this time.
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- (2) Could waste materials enter ground or surface waters? If so, generally describe. No, unless accidental discharge from fuel or motor oil drips onto the driveway or parking lots. These areas will be designed to meet all applicable codes to minimize contamination of the ground and surface waters.
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- (3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. No, the site has been cleared prior to this project.
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- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM and City of Spokane standards.
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4. Plants

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

Deciduous tree: ☐ alder ☐ maple ☐ aspen

Other: Elm Trees

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: Not applicable

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: Not applicable.

Other types of vegetation: _____

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

The site was cleared prior to purchasing the land. Native grass, weeds, and shrubs are growing
in the cleared area.

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

None known at this time.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The site will be landscaped with shrubs, sod, ornamental trees, flowers, etc.

The project will be landscaped per City of Spokane code.

- e. List all noxious weeds and invasive species known to be on or near the site. _____
None known at this time. _____

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: ravens, pigeons, etc. _____

Mammals: ☒ deer ☐ bear ☐ elk ☐ beaver

Other: chipmunks, squirrels _____

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. _____
Spokane County falls within the Pacific Flyway. This is a significant bird migration path for the west coast. _____

- d. Proposed measures to preserve or enhance wildlife, if any: _____
The landscaping will include trees, plants, shrubs, flowers, etc. that will attract birds and insects. _____

- e. List any invasive animal species known to be on or near the site. _____
Domestic household animals and rodents. _____

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 and gas will be used for lighting and heating the proposed facility. _____

- 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: _____
Those required by Spokane County Non-residential energy code. _____

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _
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. All chemicals will be properly used and stored per MSDS.

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

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

Any chemicals used at the facility for cleaning or general maintenance will be used and stored per the MSDS.

b. NOISE:

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

The site is adjacent to E Joseph Ave, E Columbia Ave, N Julia St, and N Myrtle St. Traffic noise can occur at all hours, but should not affect the project. Other noises include residential and commercial type of noise, lawn care equipment, etc.

- (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, construction noises associated with building construction, including grading, trenching, compaction, paving, excavation, framing, and use of power tools and equipment. In the long term, passenger and truck access; mowing during the growing season; and noise from persons occupying the site.

- (3) Proposed measure to reduce or control noise impacts, if any: _____
Limit the hours of construction per city ordinance.

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. _____

The site is currently zoned Heavy Industrial. A Conditional Use Permit will be required for the project.

The adjacent properties are also zoned heavy industrial.

- 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: No.

- c. Describe any structures on the site. No structures on the site.

- d. Will any structures be demolished? If so, which? No.

- e. What is the current zoning classification of the site? HI - Heavy Industrial

- f. What is the current comprehensive plan designation of the site? HI - Heavy Industrial

- g. If applicable, what is the current shoreline master program designation of the site? Not applicable.

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

- i. Approximately how many people would reside or work in the completed project? ____
Approximately 5 employees

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

- k. Proposed measures to avoid or reduce displacement impacts, if any: ____
Not applicable.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: ____
Review of the city comprehensive plan, zoning plan, and zoning code. City building permit process, change of use permit process, and city design review process.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: Not applicable.

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: Not applicable.

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 facility will be approximately 40 feet tall.

The exterior material will be a DUOL ECO membrane system which is a PVC coated fabric.

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

None of significance.

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

As allowed by city code and/or design review requirements.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
Parking lot lighting, dusk to dawn.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
Per city code, lighting standards will be met as it relates to fugitive light.

- c. What existing off-site sources of light or glare may affect your proposal? _____
None known, possibly from adjacent street lights, residential or commercial lights, automobile lighting, but none is anticipated.

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
City lighting standards related to fugitive light at property lines.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Gymnastics academy, museum, event center, golf course, and Beacon Hil.

- 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: _____
None.

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. _____

A search using DAHP Wisaard shows no historic or cultural resources are located on the site.

- 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.

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. _____
E Columbia Ave - One proposed driveway access
E Joseph Ave - one proposed driveway access
N Mrytle St and N Julia St - proposed alley access, no driveways
- 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 _____
The closest STA transit bus route is on Market St.

- 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 will provide approximately 122 parking spaces based on a +/- 40,000 square foot building and will eliminate 0. The total number of parking spaces will comply with the City of Spokane's minimum ratio for health clubs and gyms.

- 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). Frontage improvements for Mrytle St may include separated sidewalk.
No frontage improvements are required for the other 3 unimproved streets.

- 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? The project will generate approximately 47 new trips during the AM weekday peak hour and 119 new trips during the PM weekday peak hour. The estimated Peak Hour Generator for Saturday estimates 93 trips. The ITE Trip Generation Manual, 9th Edition, was used to calculate the estimated new weekday trips.

(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: None proposed.

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. No.

- 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: _____
The site has city sewer and water. Electrical and gas will be provided by Avista. Telecommunications and internet services will be provided by a local supplier.

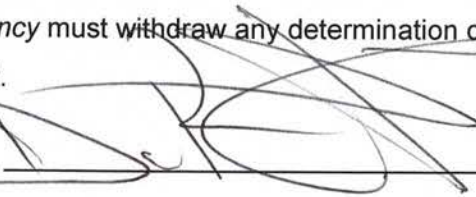
C. SIGNATURE

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:

1/6/2021

Signature:



Please Print or Type:

Proponent: Dan Cantu

Address: 524 W Indiana Ave, Ste A

Phone: 509-777-1111

Spokane, WA 99205

Person completing form (if different from proponent): Marissa A Siemens, PE

Phone: 509-622-2888

Address: 303 E 2nd Ave

Spokane, WA 99202

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.