

# **ENVIRONMENTAL CHECKLIST**

## **SPOKANE ENVIRONMENTAL ORDINANCE SECTION 11.10.230**

Updated March 2023

# SPOKANE ENVIRONMENTAL ORDINANCE

## ENVIRONMENTAL CHECKLIST

WAC 197-11-11-960 AND SECTION 11.10.230

### Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

### Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional study reports. Complete and accurate answers to these questions often avoid delays with the SEPA process, as well as later in the decision-making process.

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

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal, and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

### Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively.

## A. Background

1. Name of proposed project, if applicable: *CHABAD of Spokane*
2. Name of applicant: *Rabbi Hahn for CHABAD*
3. Address and phone number of applicant and contact person: *4116 E 37<sup>th</sup> Ave. Spokane WA. Agent: Land Use Solutions & Entitlement, Dwight Hume. 9101 N Mt. View Lane Spokane WA 99218. 509-435-3108 (agent)*
4. Date checklist prepared: *4-03-25*
5. Agency requesting checklist: *Spokane Division of Planning*
6. Proposed timing or schedule (including phasing, if applicable): *Fall of 2025 at the earliest or upon completion of 39<sup>th</sup> Avenue improvements. No phasing is needed.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *No future plans*
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *No additional environmental information is foreseen.*
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, the City of Spokane has reviewed and approved plan and profiles of 39<sup>th</sup> Avenue, scheduled for construction by August, 2025. Upon approval of the Conditional Use Permit, authorizing a religious institutional use, building permits, landscape plans, storm drainage control plans will be submitted for review and approval.*

10. List any government approvals or permits that will be needed for your proposal, if known.  
*CUP; landscape plans; drainage plans;; construction plan.*

11. Give a 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. *CHABAD is a Jewish Religion facility of 9100 sf. Within this facility is 3000 sf multi-purpose space for worship and instruction. A library, food prep, communal fellowship area is also included. In addition, the facility could house a maximum of 4 students studying to be Rabbis. The facility will serve 20-30 members generating 10-12 vehicle trips.*

City Staff comment: Proposal includes 42 parking stalls

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. *A site plan and elevations have been included with this CUP submittal. The site is located along the north side of 39<sup>th</sup> Avenue, between Cuba on the east and Myrtle on the west. It is along the southerly edge of detached single family homes and flanks undeveloped property across 39<sup>th</sup> Avenue.*

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? *Yes*

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area

- i. 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). *The site is approximately .9 acre with 9100 sf in building footprint. The remainder of approximately 30000 sf is paved and/or landscaped. Hard surface drainage will be discharged into storm retention ponds approved by applicable agencies.*

- ii. Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground storage tanks? If so, what types and quantities of material will be stored? *No solvents or fuels will be used on site.*
- iii. What protective measure 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. *Because there will be no solvents or fuels stored on site, there will not be any emergency clean up of spills.*
- iv. Will any chemicals be stored, handled, or used on the site in a location where a spill or leak will drain to surface, groundwater, or to a stormwater disposal system discharging to surface or groundwater? *Based upon the above answers, this is not applicable.*

b. Stormwater

- i. What are the depths on the site to groundwater and to bedrock (if known)? *The depth is unknown as of this writing.*
- ii. Will stormwater be discharged into the ground? If so, describe any potential impacts. *The discharge would be to storm retention ponds, approved by the City of Spokane.*

## B. Environmental Elements

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### 1. Earth

- a. General description of the site: *The site is generally flat, some tree cover, (to be removed) and appears to be sandy soil. It is vacant of any improvements and adjoins 39<sup>th</sup> Avenue, yet to be built with paving, curbing and sidewalk per recently approved plans in Public Works.*

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)? *Not Applicable*

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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 of this immediate area are a sandy loam. Formerly, known as Clayton Sandy Loam in the previous SCS Soil Survey Atlas.*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *No evidence of unstable soils on site.*

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 will occur because of clearing, construction, or use? If so, generally describe. *The site is flat and does not need to import fill for the proposed 9100 sf facility or parking area.*

f. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Based upon the site plan of record, building and parking will create approximately 70% hard surface.*

g. Proposed measures to reduce or control erosion, or other impacts to the earth, if any. *The drainage will be controlled to approved storm pond areas on site.*

## 2. Air

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a. What types of emissions to the air would result from the proposal (i.e. dust, automobiles, odors, industrial, wood smoke) during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. *During construction, heavy equipment will be used for site leveling and road building. Exhaust from such equipment will occur. Dust will be minimized with watering of grading activity*

*areas. After construction, emissions would be limited to traffic generated on site. See TDL letter submitted with this CUP application.*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *No sources of off-site emissions are foreseen.*
- c. Proposed measures to reduce or control emissions or other impacts to air, if any. *During construction, dust control with water.*

### 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, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *No surface water within the area.*
2. Will the project require any work over, in, or adjacent (within 200 feet) to the described waters? If yes, please describe and attach available plans. *N/A\*
3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *Not Applicable*
4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. *No surface water withdrawals or diversions will occur.*
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No it does not.*

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6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  
*No it does not create discharge into water bodies.*

**b. Ground Water:**

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 a general description, purpose, and approximate quantities if known. *No wells on site. Public water supply only.*
2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *The site will be served by public sewer. Waste would be domestic waste only.*

**c. Water Runoff**

- a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *The site will have hard surfaces creating runoff. Storm collection ponds will be designed, reviewed and approved by Public Works for the discharge of this runoff.*
- b) Could waste materials enter ground or surface waters? If so, generally describe. *The waste material is strictly domestic and discharged into public sewer utility systems.*
- c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No impacts will occur from onsite drainage discharge, because it will flow to approved drainage ponds on site.*
- d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. *Approved storm pond improvements.*

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## 4. Plants

- a. Check the types of vegetation found on the site:
- ☒ deciduous tree: alder, maple, aspen, other
  - ☒ evergreen tree: fir, cedar, pine, other
  - ☐ shrubs
  - ☐ grass
  - ☐ pasture
  - ☐ crop or grain
  - ☐ orchards, vineyards, or other permanent crops.
  - ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
  - ☐ water plants: water lily, eelgrass, milfoil, other
  - ☐ other types of vegetation
- b. What kind and amount of vegetation will be removed or altered? *It is expected that all vegetation will be cleared from the site and replaced with vegetation approved in the landscape plans.*
- c. List threatened and endangered species known to be on or near the site.  
*Unknown.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. *Landscaping will meet code requirements for screening etc.*
- e. List all noxious weeds and invasive species known to be on or near the site.  
*Unknown.*

## 5. Animals

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

City Staff comment: Birds typical of an Urban/Suburban environment are known to be in the area.

Examples include:

- Birds: **hawk, heron, eagle, songbirds**, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

List any threatened and endangered species known to be on or near the site. *None*

- b. Is the site part of a migration route? If so, explain. *No, this is not a migration route within an urban area.*

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- c. Proposed measures to preserve or enhance wildlife, if any. *N/A*
- d. List any invasive animal species known to be on or near the site. *N/A*

## 6. Energy and Natural Resources

- 1. 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. *Electrical heat will be used.*
- 2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No, this is bring built within the height limitations of the zone and existing tree vegetation is being removed.*
- 3. 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. *The facility will meet energy code requirements.*

## 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 because of this proposal? If so, describe. *There is no risk of explosions due to the limitations of the use as a religious institution facility.*
- 1. Describe any known or possible contamination at the site from present or past uses. *The site has been vacant and unused. No contamination is evident on site.*
- 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. *As stated before, no hazardous waste will be used or stored onsite.*

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. *N/A*
4. Describe special emergency services that might be required. *Medical or fire response is the only foreseeable need.*
5. 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)? *The area is primarily residential, and no noise generated from surrounding properties (if any), would affect the use of this property.*
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)? *The use of the site is religious activity and indoors. Ingress and egress from the membership of 20-30 people with 10-12 VTD, is not a significant generation of noise to surrounding properties.*
3. Proposed measures to reduce or control noise impacts, if any. *No mitigation is needed.*

### **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. *North, East and West: Existing S/F residents. South, vacant, onsite storage. Acreage parcels exist southerly and westerly of the subject site. The subject site is vacant.*
- 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 because 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? *The site has never been used for farming or forest activity.*

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*

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- c. Describe any structures on the site. *Vacant*
- d. Will any structures be demolished? If so, what? *N/A*
- e. What is the current zoning classification of the site? *R1*
- f. What is the current comprehensive plan designation of the site? *Residential Low*
- 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 county? If so, specify. *There is no evidence of critical areas onsite.*
- i. Approximately how many people would reside or work in the completed project? *This is a religious activity and currently there are 20 members. In addition, there will be a maximum of 4 students residing on site.*

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. *Development pursuant to the approved site plan of record limiting the size and placement of the building.*

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

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## 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? *See elevation and site plan submitted as part of this application. It will be within the height limitations of the R1 zone.*

b. What views in the immediate vicinity would be altered or obstructed? *Currently the site is tree covered and vacant. Adjoining houses look into this situation. Upon development, the site will be cleared and landscaped per approved plans of record.*

- c. Proposed measures to reduce or control aesthetic impacts, if any.  
*Development as conditioned by the CUP approval.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Lighting of parking lots will be down casted onsite to be indirect.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *No the lighting would not interfere with views or be a safety hazard.*
- c. What existing off-site sources of light or glare may affect your proposal? *None*
- d. Proposed measures to reduce or control light and glare impacts, if any. *Indirect lighting per above.*

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## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? *Not applicable to this use.*
- b. Would the proposed project displace any existing recreational uses? If so, describe. *No impact of displacement.*
- 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 site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *No structures near this vacant site are of historical significance*
- 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. *Based upon the surrounding land use, there has been no historical use of this site or the area.*
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *My conclusion is based upon on site land use observations and historical review and approval of surrounding land uses by the City of Spokane.*
- 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. *Prior to construction and site clearing, we will ask the Spokane Tribe if there is any knowledge of or evidence of artifacts within this area.*

City Staff comment: The Spokane Tribe has requested a Cultural Survey be completed prior to any ground disturbing activity, in addition to an Inadvertent Discovery Plan in place.

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### 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. *The site is accessed from 37<sup>th</sup> at Cuba and 39<sup>th</sup> Avenue from Cuba. Myrtle is unpaved and serves from 37<sup>th</sup> at the west end of the block within which the subject site is located.*
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? *Not directly, and not needed.*

- c. How many parking spaces would the completed project have? How many would the project eliminate? *The site will have 42 car parks. No stalls will be eliminated for this use.*
  
- 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). *Yes, the site is served by 39<sup>th</sup> Avenue and plans for this improvement have been reviewed and approved by Public Works. The schedule for road improvement is currently August of 2025. CHABAD will not occupy the facility until the road improvements are in and accepted by the city of Spokane.*
  
- 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?  
*Note: to assist in review and if known, indicate vehicle trips during PM peak, AM peak, and Weekday (24 hours). See TDL prepared by Sunburst Engineering and submitted with this application.*
  
- g. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. *No*
  
- h. Proposed measures to reduce or control transportation impacts, if any. *As stated above, new improvements are being placed on 39<sup>th</sup> Avenue for access and the projected VTD is less than the use for 5 houses as otherwise allowed within this property.*

## 15. Public Services

- a. Would the project result in an increased need for public services (for example:

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fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. *There should be no more demand than residential use of the property. Nonetheless, the Spokane Fire Department has imposed turn-around improvements in the Myrtle and 39<sup>th</sup> intersection to avoid use of unimproved Myrtle Street, in the event of emergency response issues. No school or other public services are needed.*


- b. Proposed measures to reduce or control direct impacts on public services, if any. *See above explanation for 39<sup>th</sup> Avenue improvements.*

## 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. *Water and sewer have been installed within 39<sup>th</sup>. Power is in place and services the site as well. Power will be placed underground before paving.*

## 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: 4-3-25 Signature: 

Please print or Type:

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Spokane WA 99218

Phone: 509-435-3108

Person completing form (if different from proponent): \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

File No. \_\_\_\_\_

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Staff member(s) reviewing checklist: Tavis Schmidt, Planner II

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

☒ A. There is 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.