

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: Riverview Granite Street Vacation
2. Name of applicant: Riverview Retirement Community
3. Address and phone number of applicant or contact person: Mike Schleigh
1801 E. Upriver Drive, Spokane, Washington 99207, (509) 482-8100
4. Date checklist prepared: 06/22/2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):
Construction Start: August 1st, 2020
Construction End: October 1st, 2020
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes. Riverview Retirement owns the properties on both sides of Granite Street between Upriver Drive and North Crescent Avenue.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
- Site Survey
- Geotechnical evaluation
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None.
10. List any government approvals or permits that will be needed for your proposal, if known.
- Shoreline/Critical Areas, City of Spokane

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. The proposal includes the vacation of Granite Street between Upriver Drive and Ross Court, an addition of a cul-de-sac on the south side of vacated portion of Granite Street and the addition of a fire lane entrance to North Crescent Avenue from Indiana Avenue.

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 site is located in the NE ¼ of the SW ¼ of Section 9, Township 25 North, Range 43 East. The site is on Granite Street between Upriver Drive and Ross Court. A vicinity map is provided in Appendix A.

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, it is in the ASA. Yes, it is located in the general sewer service area. The project is located in the priority sewer service area. The project is located in the City of Spokane.

14. The following questions supplement Part A.

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

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

Stormwater will be treated in compliance with local regulations.

(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.

None.

- (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?

None.

b. Stormwater

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

The depth of groundwater and bedrock are unknown. It is likely that groundwater is around the elevation of the Spokane River (approximately 1872-ft.). The site elevation is approximately 30-ft higher in elevation than the river.

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

Yes. The new cul-de-sac area will be graded to a swale area that will allow storm water to infiltrate into the ground. There will be no negative impact to the overall system as more stormwater will be treated than the existing conditions.

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: _____

The site is generally flat with a gradual slope from north to south.

- b. What is the steepest slope on the site (approximate percent slope)? Approximately 7%.
-
-
-

- 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. Gravelly loam.
- 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 cul-de-sac will be set at an elevation similar to the existing road to minimize cut and fill quantities during construction and will follow close to the existing road. No significant grading will result from the project.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
No; Erosion Control BMPs will be installed as part of project to prevent erosion from occurring.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? There will be approximately 5,200 sf of new impervious surface. A portion of the existing road will be removed and replaced with new vegetation.
Approximately 70% of the site will be impervious surface
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Erosion control BMPs, such as silt fencing, inlet protection, and construction entrances/ exits, will be installed to prevent erosion control during earthwork activities.

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

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

None.

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.

The Spokane River is located approximately 120 feet to the south of the project site.

- (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.

A majority of the work in constructing the cul-de-sac and bio-infiltration swale will take place between 100 and 200 feet of the Spokane River. See Appendix B for the proposed site plans.

- (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.

None.

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

A small portion of the cul-de-sac and swale does fall within the 100-year floodplain. See location on Appendix C.

- (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.

None.

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 or discharged from
or into the groundwater for the project.

- (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.

No waste material will be discharged into the ground as
a result of the project.

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.

Runoff from site paving will sheet flow to and be treated
in a bio-infiltration swale.

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

No. Erosion control BMPs, such as silt fencing, inlet
protection, and construction entrances/exits, will be
installed to prevent erosion control during earthwork
activities.

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

Runoff from site paving will sheet flow to and be treated
in a bio-infiltration swale.

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
____ 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? Existing grass turf, trees, and shrubs will be removed as required for the construction of the new cul-de-sac.

- c. List threatened or endangered species known to be on or near the site. There are no known threatened or endangered species known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: The proposed site landscaping will consist of grass turf and shrubs.

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.
There are no known threatened or endangered species known to be on or near the site.
- c. Is the site part of a migration route? If so, explain. _____
This site is not known to be part of a migration route.
- d. Proposed measures to preserve or enhance wildlife, if any:
No measures are proposed or planned to preserve or enhance wildlife as part of this project. The proposed project will preserve the same environment as prior to start of construction.

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. No additional energy will be needed to meet the completed project's energy needs.
- 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:
None.

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.

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

None.

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

None.

b. NOISE:

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

No noise exists near the project site that will affect this 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 noise will occur and will be limited to normal work hours. Long-term, no new noise would be created or associated with the project.

- (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?

The current use for the site is a street that connects with Upriver Drive. The adjacent site to the northeast is a retirement community consisting of numerous buildings and facilities. The adjacent site to the east is a vacant lot.

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

No.

- c. Describe any structures on the site. _____
None.

- d. Will any structures be demolished? If so, which? _____
None.

- e. What is the current zoning classification of the site? _____
The adjacent sites are currently zoned Residential Multi
Family (RMF) and Light Industrial (LI).
- 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?
Not applicable.

- h. Has any part of the site been classified as a critical area? If
so, specify. The site is located in the 200' buffer of the
shoreline jurisdiction for the Spokane river. A small portion
of the project does fall within the 100-year floodplain. See
location on Appendix C.
- i. Approximately how many people would reside or work in
the completed project?
None.

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

- k. Proposed measures to avoid or reduce displacement
impacts, if any: _____
None.

- l. Proposed measures to ensure the proposal is compatible
with existing and projected land uses and plans, if any: _____
None.

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? _____
No structures will be added to the site.

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

- c. Proposed measures to reduce or control aesthetic impacts, if any: The project will be designed to blend into the neighborhood. Additional landscaping surrounding the cul-de-sac will help limit the aesthetic impact.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
None.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
No.
- 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: _____
None.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Courtyards are provided for residents of Riverview Retirement community. They also have an aquatics center on site.
- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
None.

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. _____
There are no known historical places or objects known to be on or near the site.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None.

- 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. Access to Granite St from Upriver Drive will be removed limiting to traffic going to Granite St only coming from North Crescent Avenue.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No. Approximately 2,000 feet to bus stop at E. Illinois Ave and North Perry Street.
- c. How many parking spaces would the completed project have? How many would the project eliminate? No new parking spaces will be created. A limited number of street parking spots will be eliminated along Granite Street due to street vacation and road improvements.
- 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). With access to Upriver Drive being vacated from Granite Street, a fire lane access point is being added from Indiana Avenue to North Crescent Avenue just north of the site.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
None.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. _____
None.

(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: _____
None.

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. _____
None. _____

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____
None. _____

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. _____
None. _____

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: 06/22/2020 _____ Signature: _____

Please Print or Type:

Proponent: Mike Schleigh Address: 1801 E. Upriver Drive

Phone: (509) 482-8100 Spokane, WA 99207

Person completing
form (if different
from proponent): Ryan B. Berg, P.E. Address: 707 W. 2nd Avenue

Phone: (509) 227-6914 Spokane, WA 99207

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.

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: 06/22/2020 _____

Signature: _____

Please Print or Type:

Proponent: Charles Turrell

Address: 1801 E. Upriver Drive

Phone: (509) 482-8100

Spokane, WA 99207

Person completing
form (if different
from proponent):

Ryan B. Berg, P.E.

Address: 707 W. 2nd Avenue

Phone: (509) 227-6914

Spokane, WA 99207

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

Appendix A: Vicinity Map



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2020 200 ft

Appendix B: Site Plan

Appendix C: 100-yr Flood Zone



Layers	Legend
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Environment

FEMA Flood Zone

- 100 Year Flood Zone
- 500 Year Flood Zone

