

ENVIRONMENTAL CHECKLIST

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 studies 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.

Instructions for Lead Agencies:

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. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

Background

1. Name of proposed project, if applicable: **City of Spokane Fleet Services Building** **CUP**
2. Name of applicant: **Liquidations Holding Company, LLC**

3. Address and phone number of applicant and contact person: **Taudd A. Hume, Parsons | Burnett | Bjordahl | Hume, LLP, Steam Plant Square, 159 S. Lincoln, Suite 225, Spokane, WA 99201.**
4. Date checklist prepared: **2/20/19 (Revised on 3/18/19)**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **N/A**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Yes. Applicant and City currently are under contract to purchase all of the City's interests in Parcel No. 35181.0201, and Applicant intends to re-develop the remainder of the site at a future date, although no precise plans are currently under consideration by Applicant.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Applicant knows of no environmental information that has been, or will be prepared related to this proposal.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **No.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Applicant seeks a conditional use permit with this SEPA Checklist and will also need various other permits related to the remodel and re-development of the property (e.g. remodel permit, change of use permit, various electrical and utility permits etc.).**
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. (Lead agencies may modify this form to include additional specific information on project description.) **SMC 17C.210.060.B allows an applicant in the OR Zone to apply for a conditional use permit to change the use of a nonconforming building to an equal or more compatible use so long as no new building, enlargement or extensive alteration is involved. The subject building was most recently used in conjunction with the City of Spokane's fleet services operations. Although the building is currently unoccupied, the non-conforming status of the building has not lapsed pursuant to SMC 17C.210.030A. The current use classification is Industrial Service, which is in the Industrial land use category. The proposed use of Manufacturing and Production (brewery/distillery) is also in the Industrial category and would therefore comply with the above mentioned code allowance. Applicant would like to remodel the building and redevelop the property to attract a brewery/distillery tenant. The uses associated with this type of tenant include**

the manufacturing, storage and distribution of alcohol. The use would also likely include a tasting room that retailed product.

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. **The building associated with this conditional use permit request is located within a larger complex of buildings owned by the City of Spokane and generally located at 127 W. Mission, Spokane, WA 99201 (Parcel No. 35181.0201). See the site plan included with Applicant's CUP application materials.**

Environmental Elements

1. Earth

- a. General description of the site: (circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? 2%
- 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 predominant soil types are gravelly ash loam, extreme gravelly loam, extreme gravelly loamy coarse sand and extremely gravelly coarse sand. See also "Soil Survey, Spokane County, Washington, 1968."**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **No. The subject site is covered impervious surface and a building.**
- 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 existing building footprint is roughly 28,820 sq/ft and the associated parking is demonstrated on Applicant's submitted site plan, which totals 29 parking stalls. This conditional use permit application does not contemplate or propose and filling, excavation or grading.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **No.**

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Currently almost 100% of the site is covered with impervious surfaces. Applicant anticipates that any redevelopment of the site will necessarily include stormwater management, landscaping and beautification. See Applicant's site plan for a visual depiction of possible landscaping, which would bring the overall percentage of impervious surfaces to 90-95% of the site.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Applicant proposes no measures to reduce or control erosion at this time. Any such proposal will occur, and be vetted by the City, at time of project implementation.**

2. Air

- a. What types 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. **Air emissions during construction and upon project completion will be limited to dust and exhaust from construction machinery and automobiles. Quantities are unknown at this time.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **N/A**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **During construction dust will be properly controlled according to industry best practice and applicable Department of Ecology regulations.**

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. **N/A**
 - 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. **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. **N/A**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **N/A**
 - 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **N/A**
 - 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. **N/A**
- 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 general description, purpose, and approximate quantities if known. **No, the site is served with municipal water and no water will be discharged to groundwater.**
 - 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. **No, the site is served with municipal sewer and no waste material will be discharged into the ground.**
- c. Water runoff (including stormwater):
- 1) 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 currently contains municipal stormwater drains. Any site redevelopment will include landscaping and stormwater retention approved by the City of Spokane.**
 - 2) Could waste materials enter ground or surface waters? If so, generally describe. **No, the site is served with municipal sewer service and existing stormwater retention.**
 - 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **No.**
- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **None. Applicant proposes no measures to reduce or control surface, ground and runoff water at this time. Any such proposal will occur, and be vetted by the City, at time of project implementation.**

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? **None.**
- c. List threatened and endangered species known to be on or near the site. **None.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **There is no proposed landscaping with this conditional use permit application. Landscaping of the site will occur at time of project application.**
- e. List all noxious weeds and invasive species known to be on or near the site. **None.**

5. Animals

- a. 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.
- Examples include:
- birds: hawk, heron, eagle, songbirds, other: **robin, crow, raven, starling, sparrow**
 - mammals: deer, bear, elk, beaver, other: **squirrel,**
 - fish: bass, salmon, trout, herring, shellfish, other: **N/A**
- b. List any threatened and endangered species known to be on or near the site. **N/A**
- c. Is the site part of a migration route? If so, explain. **No.**

- d. Proposed measures to preserve or enhance wildlife, if any: **None.**
- e. List any invasive animal species known to be on or near the site. **Applicant knows of no invasive animal species on or near site.**

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 natural gas are currently available at the site. Applicant Power existing at the site, and will be utilized by Applicant and/or its tenant to run the operations of the Manufacturing and Production use described above.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **No. The existing building is not tall enough, nor the adjacent structures close enough, to affect the potential use of solar energy by adjacent properties.**
- 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: **N/A**

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. The proposed Manufacturing and Production use (distillery/brewery) does not include the use of toxic chemicals or hazardous water that would be prone to fire or explosion.**
 - 1) Describe any known or possible contamination at the site from present or past uses. **The site has been used by the City of Spokane for its fleet services operation. To facilitate a sale, Applicant is in the process of conducting due diligence on the property for the purposes discovering any contamination that might be present. While it is possible that contamination at the site exists from the use and maintenance of the City's fleet service vehicles, the City of Spokane is in a better position to address this question than the Applicant. Applicant is not aware at this time of any contamination present at the 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. **Applicant is unaware of any existing hazardous chemicals/conditions that might affect project development and design. Since the subject site and building have been in use for decades, and since Applicant largely intends to utilize the existing structure and surrounding impervious surface for parking (see Applicant's site plan indicating 29 parking stalls), Applicant assumes that no**

hazardous conditions exist. Any and all underground utilities will be located prior to site work or excavation of any kind.

- 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. **Applicant's proposed use of the site will not involve any toxic or hazardous chemicals for the operation or development of the site.**
- 4) Describe special emergency services that might be required. **No special emergency services – beyond possible police, fire and ambulance services - will be required.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Applicant proposes no measures to reduce or control environmental health hazards.**

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The subject site is surrounded by general office and commercial uses to the north, east and south of the site; and on the west side by multifamily housing. Ambient or existing noise from this area will not affect the proposed Manufacturing and Processing (distillery/brewery) use.**
- 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. **During construction of the project, usual construction-related noise will be present during normal work hours (8AM-5PM). After construction of the project, traffic-related noise due to the Manufacturing and Production (distillery/brewery) use at the site (e.g. traffic related to employees coming and going, distribution of product and customers) will be ongoing and will exist during normal business hours (8AM – 9PM).**
- 3) Proposed measures to reduce or control noise impacts, if any: **Applicant is not considering any noise mitigation or control in relation to the operation of the project.**

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. **Currently the site is vacant and not being used. Most recently the site was used by the City of Spokane in conjunction with its fleet services operations. The subject site is surrounded by**

general office and commercial uses to the north, east and south of the site; and on the west side by multifamily housing. The hours of operation will mirror those of surrounding office and commercial properties, will not present any impacts greater than those presented by the City's previous fleet services operation or surrounding uses, and thus the he proposal will not affect uses on nearby or adjacent properties.

- 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.**
- c. 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**
- d. Describe any structures on the site. **The overall Fleet Services Department site is comprised of multiple (possibly 12) buildings and structures. The portion of the site subject to this conditional use permit request consists of one building and associated parking.**
- e. Will any structures be demolished? If so, what? **The building subject to this conditional use permit request will be remodeled but not demolished.**
- f. What is the current zoning classification of the site? **OR-150 (Office – 150 foot height limitation)**
- g. What is the current comprehensive plan designation of the site? **Office**
- h. If applicable, what is the current shoreline master program designation of the site? **N/A**
- i. Has any part of the site been classified as a critical area by the city or county? If so, specify. **No.**
- j. Approximately how many people would reside or work in the completed project? **Approximately 20 – 30 people would work in the completed project.**
- k. Approximately how many people would the completed project displace? **None.**
- l. Proposed measures to avoid or reduce displacement impacts, if any: **None.**

- m. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **None.**
- n. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **N/A**
- c. Proposed measures to reduce or control housing impacts, if any: **N/A**

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? **Applicant proposes to remodel the existing two story structure (30 feet tall MOL), but does not propose at this time to construct any new structures.**
- b. What views in the immediate vicinity would be altered or obstructed? **Applicant does not propose to construct any new structures, therefore views in the immediate vicinity would remain unchanged.**
- e. Proposed measures to reduce or control aesthetic impacts, if any: **Any redevelopment of the site will include landscaping and beautification of the site.**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Light will be produced from the site during normal business hours due to the operation of the allowed use (8AM – 8PM).**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No. Any new lighting installed will be oriented downward to avoid glare to surrounding properties.**
- 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: **Any new exterior lighting installed due to remodeling of the building or redevelopment of the site will be approved by the City of Spokane as per City regulations.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Riverfront park, which lies approximately 7-8 blocks to the south from the subject site, is the closest recreational opportunity. Similarly, Gonzaga University lies approximately 8 blocks to the east of the subject 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: **Applicant proposes no measures to reduce or control impacts on recreation.**

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. **There are no buildings, structures or sites listed on the national, state or local preservation registers in the immediate vicinity. The closest such property is the Fuller & Co. Warehouse located on the campus of Gonzaga University at 111 E. Desmet Avenue, which is listed on the National Register. There are structures and buildings on the site and surrounding the site that appear to be over 45 years old. Their potential for nomination or listing in national, state or local preservation registers is unknown to Applicant.**
- 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. **No. Applicant knows of no professional studies conducted at the site to identify such resources.**
- 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. **Applicant has consulted the website of the Historic Preservation Office, the Historic Properties Map and other GIS data in answering these questions. This SEPA Checklist will be routed to appropriate agencies with jurisdiction to further determine potential cultural and historic impacts. However, since Applicant is only proposing a change of use of the subject site, no "new" or additional impacts to cultural or historic resources are anticipated.**

- 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. **Since no impacts are presumed, Applicant is not proposing any measure to avoid, minimize or compensate for loss, changes to and disturbance to resources.**

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 subject site is served directly by Sinto Avenue, Normandie Street and Atlantic Street. The site is located one block west of Division Street, a main arterial within the City's street network. The surrounding street system is depicted on Applicant's site plan.**
- 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? **There are four Spokane Transit Authority Bus stops located within two blocks of the subject site.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **The Manufacturing and Processing (distillery/brewery) use for this site requires 29 parking stalls. No existing stalls would be eliminated. See Applicant's site plan for further description and layout and the provision of 29 parking stalls.**
- 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). **No.**
- 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 nonpassenger vehicles). What data or transportation models were used to make these estimates? **Unknown. Applicant has not been asked for a Trip Generation Letter or Traffic Impact Analysis as a part of this CUP application. Applicant presumes that peak volumes will occur during the AM and PM commute time (e.g. 7:30AM and 5:30PM) when employees are traveling to and from the site. The vast majority of trips generated will be by passenger vehicles, with a relatively small volume of truck traffic (e.g. delivery trucks).**
- 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: **Applicant does not anticipate any transportation related impacts. In fact, Applicant's proposed use will likely result in a decrease in traffic related impacts when compared with the City's operation of its fleet services.**

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. **Since Applicant anticipates no increase in the need for public services to the site, Applicant isn't proposing any measures to reduce or control said impacts.**

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. **The project will utilize electricity (AVISTA Utilities), natural gas (AVISTA Utilities), water (City of Spokane), refuse services (City of Spokane), telephone (multiple providers) and sanitary sewer (City of Spokane). All of these services currently exist at the site, thus negating the need for any off-site construction activities to bring said services to the site.**

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Signature: _____

Name of signee: Taud A. Hume

Position and Agency/Organization: Parsons | Burnett | Bjordahl | Hume, LLP

Date Submitted: 3/22/19

Supplemental Sheet for Nonproject Actions (as defined by WAC 197-11-774)

(IT IS NOT NECESSARY to 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 the 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?
2. How would the proposal be likely to affect plants, animals, fish, or marine life?
3. How would the proposal be likely to deplete energy or natural resources?
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, floodplains, or prime farmlands?
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?
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.