

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: Gonzaga University Indoor Baseball Practice Facility

2. Name of applicant: Gonzaga University

3. Address and phone number of applicant or contact person: _____
Ken Sammons, AVP Plant & Construction Services, 502 E Boone Ave, Spokane WA 99258 509-313-6951

4. Date checklist prepared: 6/14/2022

5. Agency requesting checklist: City of Spokane, Planning Department

6. Proposed timing or schedule (including phasing, if applicable): _____
Construction is planned for a Spring 2023 start date

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Replacement of natural turf field with artificial turf

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Gonzaga owns all of the land from Spokane Falls Blvd to the Centennial trail, from the Spokane River east to Cincinnati Street.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. The current Patterson Baseball Complex already has a Shoreline Substantial Development Permit. This project is an addition too and a partial renovation of the previously permitted project

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. A proposal for the replacment of the natural grass playing surface with artificial turf is pending.

10. List any government approvals or permits that will be needed for your proposal, if known. Shoreline Substantial Development permit and City Building Permit

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 construction of an indoor baseball batting and pitching building, hallways, locker room, and the renovation of the existing locker room for related uses.

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. 703 E Spokane Falls Blvd. The baseball complex shares the site with the School of Law and the adjacent parking lots. The parcel number is 35175.0410 and contains 759,566 sq. ft.

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

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).

Rainwater discharge to drywells.

(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?

N/A

- (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.

N/A. Only incidental spills associated with firefighting, automotive oil drips, or related spills might occur.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

N/A

b. Stormwater

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

Ground water elevation is a function of the elevation of the adjacent Spokane River.

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

The site will use drywells for roof drainage and 208 swales adjacent to any on-site parking modified by this project.

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: _____

- b. What is the steepest slope on the site (approximate percent slope)? 1%

- 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. Alluvial sand and gravel.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. N/A

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Excavation associated with footings and foundations; minimal grading in landscaped or hard surfaced walk areas and patio

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
N/A

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

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Silt fencing if/as warranted.

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. _____
General exhaust from construction equipment. Limited exhaust from heating units, as some may be heat pumps.

- 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:

N/A

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.

Spokane River

- (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.

Yes, within the 200'-100' area of the setback.

- (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.

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? YES If so, note location on the site plan.

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A - except for rain water to dry wells as previously noted

- (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.

N/A - the area is served by City Sewer

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.

Roof drainage to dry wells, percolation into 208 drainage areas adjacent to hard surfacing.

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

Limited to accidental spills associated with construction equipment leaks or firefighting.

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

N/A

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? Grass

c. List threatened or endangered species known to be on or near the site. N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping will be added on the west side of the project. Plants that provide cover and food for birds will be used as a part of the landscaping.

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*: Geese, ducks

mammals: *deer*, *bear*, *elk*, beaver, *other*: Marmots

fish: *bass*, *salmon*, trout, *herring*, *shellfish*, *other*: _____

other: _____

- b. List any threatened or endangered species known to be on or near the site.

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

Migration route in general for Canadian Geese and songbirds.

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

N/A

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. Heating and air conditioning, lighting.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____

No, the adjacent property is owned by Gonzaga University (applicant).

- 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:

DC control systems, heat pumps, heat reclaim where applicable.

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. _____

N/A

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

Standard City of Spokane response. This would be no different than the current required response.

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

N/A

b. NOISE:

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

Traffic noise (limited) from Spokane Falls Blvd.

- (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.

N/A - This is an indoor baseball practice facility and as such won't add to existing noise levels.

- (3) Proposed measure to reduce or control noise impacts, if any:

N/A

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?

Baseball stadium, Law School, Riverwalk Pedestrian Trail

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

N/A

- c. Describe any structures on the site. _____
Existing baseball stadium, limited parking area

- d. Will any structures be demolished? If so, which? _____
No- this is an addition to the existing complex.

- e. What is the current zoning classification of the site? _____

- f. What is the current comprehensive plan designation of the site? Institutional _____

- g. If applicable, what is the current shoreline master program designation of the site?
Upriver Urban _____

- h. Has any part of the site been classified as a critical area? If so, specify. _____
N/A

- i. Approximately how many people would reside or work in the completed project?
No residents; no new staff _____
- 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: _____
This addition will be designed to visually and functionally be a part of the current complex.

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? _____

- b. What views in the immediate vicinity would be altered or obstructed? _____
A portion of the right field would no longer be visible from Spokane Falls Blvd.

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

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
No change.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
N/A

- c. What existing off-site sources of light or glare may affect your proposal? _____
N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Spectator opportunity at GU Baseball games; use of the Riverwalk trail.

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

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
N/A

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. _____
N/A

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
N/A
Native American access to the River prior to it's use as a lumber mill site.

- c. Proposed measures to reduce or control impacts, if any: _____
N/A

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. _____
Hamilton Street 1 block eas of the site; Spokane Falls Blvd. adjacent to the site.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? STA Central City Line
- c. How many parking spaces would the completed project have? How many would the project eliminate? _____

- 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). _____
N/A

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
N/A

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. _____
No new trips.

(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: _____
N/A

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. _____
No new services required.

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____
N/A

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. _____
Connections will be to existing GU utility services.

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: 1/26/23 Signature: Kenneth R. Sammons

Please Print or Type:

Proponent: Gonzaga University Address: 502 E Boone Ave

Phone: (509) 313-6951 Spokane, WA 99258

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
