

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: River Inn / River Hotel

2. Name of applicant: GVD Commercial Properties

3. Address and phone number of applicant or contact person: 909 W 1st Avenue Spokane WA 99201 - (509) 534-5805

4. Date checklist prepared: 12/19/18

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): _____
 Approximate start of construction is planned for April 2019 and would continue through the summer of 2019. Future phases (east pool upgrades and potential elevator) are tentatively planned for Spring of 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. _____
 Yes, future improvements to the east pool and future addition of an elevator (outside of buffer) are planned. It is not anticipated that additions will occur to the existing buildings.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
 Yes, the owner of River Inn owns the Arc of Spokane property to the north.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. _____
 No previously prepared environmental information that the applicant is aware of other than a vegetation replacement plan.

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. _____
 Shoreline Substantial Development 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.

Overall site improvements to the hotel exterior and landscape including remodel of the existing restaurant patio, new pool, removal of old pool, new outdoor event patio, repairs to the existing trail, upgrades to the western most building exterior and addition of a new entry canopy to the restaurant.

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.

Project is located at 700 N Division St. at the corner of N Division and N River Drive.

Legal Description: NW 1/4 & SE 1/4, Section 17, T25N, R43E, WM

Parcels: 35172.3317, 35172.3405, 35173.0017, 35175.0031

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.)

Project is located within the City of Spokane - County maps do not show ASA or CARA designations within the city limits.

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).

Limited storm drainage from patio spaces along with drainage piping for new pool.

- (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?

Nothing other than typical pool and spa chemicals which are already on site.

- (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.

Pool chemicals will be stored on the north (landward side) of the existing buildings.

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

No

b. Stormwater

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

Unknown

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

Stormwater discharge will not change from what is currently on site.

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)? _____

Approximately 1:1.375 or 73%

- 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. _____
Sand, Silt and Loam _____
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _____
No _____
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: _____
Fill for central pool slotted for removal and minimal fill _____
at patio remodel. Contractor intends to use existing soils, on _____
site, removed during excavation for new pool _____
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Potentially at the restaurant patio area. Contractor is prepared _____
to install ESC measures if necessary. _____
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? _____
Approximately additional 5,071 SF or 1.5% _____
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
Additional/new plantings. Silt fence, straw waddles during _____
construction. _____

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. _____
No additional/new emissions would occur. Use remains _____
the same. _____
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____
No _____

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

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.

Yes - 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 - Construction of a new pool, remodel of a the existing restaurant patio and construction of a new outdoor event patio.

- (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.

No dredged material.

Approximately 125 CY of fill - reuse soil removed during new pool excavation.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

- (5) Does the proposal lie within a 100-year floodplain? No If so, note location on the site plan.

Not per the City of Spokane GIS Map

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

No

b. GROUND:

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

No

- (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.

None

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.

Existing parking lot will continue to drain to catch basins and storm system as it currently does. Patio spaces will naturally infiltrate into adjacent landscape areas as they currently do.

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

No

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

None

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

None Known

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

Not that the applicant is aware of.

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

Vegetation south of the existing trail, closest to the river is planned to remain.

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. _____

Existing energy resources would remain - no new energy resources planned.

- 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 planned.

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

(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)?

Traffic from Division Street

(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.

Construction - Short Term
No long term noise creation is expected.

(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?

Site is currently an active hotel.
Adjacent to the east is a university/educational facility. To the west is a major traffic arterial, to the north are residential units and retail.

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

No

- c. Describe any structures on the site. _____
Six hotel buildings, two pools , a tennis court and a
restaurant patio. _____
- d. Will any structures be demolished? If so, which? _____
One existing pool house, one of the existing pools
and tennis court. _____
- e. What is the current zoning classification of the site? _____
CB-150 _____
- f. What is the current comprehensive plan designation of the
site? _____
General Commercial _____
- g. If applicable, what is the current shoreline master program
designation of the site?

Limited Urban Environment _____
- h. Has any part of the site been classified as a critical area? If
so, specify. _____
Not that the applicant is aware of. _____
- i. Approximately how many people would reside or work in
the completed project?

Approximately 40 employees _____
- 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: _____

Land uses are not expected to change. _____

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. _____
 No permanent housing is planned. _____

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. _____
 No current housing on site. _____

- 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? _____
 Approximately 50' tall at restaurant entry west wall.
 Existing wood siding. _____

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

- c. Proposed measures to reduce or control aesthetic impacts,
if any: _____
 None _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What
time of day would it mainly occur? _____
 Minimal if any light glare expected. If any light disruption occurs
 it would be from low bollard/pedestrian lights located along
 pathways to improve safety and would operate roughly
 between the hours of 6pm and 12am.

- 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: _____
Low level lighting is planned for the waterward side of the existing buildings, mainly bollard/pedestrian scale lights to improve safety.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Walking Trail

- 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: _____
Recreation will remain, possibly even improved.

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. _____
Not that the applicant is aware of.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None that the applicant is aware of.

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. _____

N Division St and N River Drive - Access will remain as currently configured.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes

c. How many parking spaces would the completed project have? How many would the project eliminate? _____
The site currently has 234 stalls - the proposal would remove approximately 5.

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). _____
No

e. Will the project 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? If known, indicate when peak would occur. _____
Vehicular trips are not anticipated to change, as use is not changing.

(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. _____

No

- 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. _____

All existing utilities are on site this proposal would just require an extension of those existing utilities. Trenching for electrical, plumbing and gas extensions would occur.

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: 12/19/18 Signature: 

Please Print or Type:

Proponent: GVD Commercial Address: 909 W 1st Avenue
Phone: 509-534-5805 Spokane, WA 99201

Person completing form (if different from proponent): Bernardo Wills - Julia Culp Address: 153 S Jefferson St
Phone: 509-838-4511 Spokane, WA 99201

<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>

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not 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 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?

Not Likely

Proposed measures to avoid or reduce such increases are:

Following municipal noise ordinances during construction.

2. How would the proposal be likely to affect plants, animals, fish or marine life?

Not likely to affect animals or fish. Some existing plant material will be removed but is planned to be replaced in kind.

Proposed measures to protect or conserve plants, animals, fish or marine life are:

Restrict/limit ground disturbance south (waterward) of the existing trail and on steep river banks.

3. How would the proposal be likely to deplete energy or natural resources?

Not Likely

Proposed measures to protect or conserve energy and natural resources are:

Restrict/limit ground disturbance south (waterward) of the existing trail and on steep river banks.

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, flood plains or prime farmlands?

Not Likely

Proposed measures to protect such resources or to avoid or reduce impacts are:

None

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?

Not Likely - Proposal does not change existing use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Restricting/limiting ground disturbance south (waterward) of the existing trail and on steep river banks.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Not Likely - Proposal does not change existing use.

Proposed measures to reduce or respond to such demand(s) are:

None

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

Not to the applicants knowledge.

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* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 12/19/10

Signature: 

Please Print or Type:

Proponent: GVD Commercial Properties Address: 909 W 1st Ave
Spokane, WA 99201

Phone: 509-534-5805

Person completing form (if different from proponent): _____

Bernardo Wills Architects - Julia Culp Address: 153 S Jefferson St.
Spokane, WA 99201

Phone: 509-838-4511

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 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.