

**SPOKANE ENVIRONMENTAL ORDINANCE**

(WAC 197-11-970)

File # Z1300069-COMP

Determination of Nonsignificance (DNS)

**NONPROJECT DETERMINATION OF NONSIGNIFICANCE**

**FILE NO(S):** Z1300069-COMP

**PROPONENT:** R Properties LLC

**DESCRIPTION OF PROPOSAL:** This proposal is to change the land use of two parcels from "Office" to "CC-Core". The approximate size of the proposal is 19,050 square feet (.44 acres). If approved, the zoning would be changed from O-35 (Office, 35 foot height limit) to CC2-DC (Centers & Corridors, Type 2, District Center) and could be developed with future development consistent with the retail, business, service and other uses permitted within that zoning category.

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** The parcel addresses are 2929 E Wellesley Avenue and 2937 E Wellesley Avenue. The parcel numbers are 36343.2914 and 36343.2917. (SW ¼ of Section 16, T26N, R43 EWM)

**LEAD AGENCY:** CITY OF SPOKANE, Planning & Development Department

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.


- [ ] There is no comment period for this DNS.
- [ ] This DNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the DNS.
- [ X ] This DNS is issued under 197-11-340(2); the lead agency will not act on this proposal for At least 14 days from the date of issuance (below). Comments regarding this DNS must be submitted no later than 3:00 p.m., July 9, 2014, if they are intended to alter the DNS.

\*\*\*\*\*

**Responsible Official:** Scott R. Chesney, AICP

**Position/Title:** Director, Planning Services      **Phone:** (509) 625-6300

**Address:** 808 W. Spokane Falls Blvd., Spokane, WA 99201

**Date Issued:** June 23, 2014      **Signature:** 

\*\*\*\*\*

**APPEAL OF THIS DETERMINATION**, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.

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## Environmental Checklist

File No. 21300069comp

### **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.

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## A. BACKGROUND

1. Name of proposed project, if applicable: **N/A**
2. Name of applicant: **R Properties LLC ; C/O Dwight Hume**
3. Address and phone number of applicant or contact person:  
**9101 N Mt. View Lane Spokane WA 99218; 435-3108**
4. Date checklist prepared: **October 29, 2013**
5. Agency requesting checklist: **City of Spokane Planning Services**
6. Proposed timing or schedule (including phasing, if applicable): **Unknown**
7.
  - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Non-project map amendment request.**
  - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. **The applicant has a separate lot 50 ft. away from the proposed amendment along this Wellesley frontage.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. **Unknown**
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 other applications are pending.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Land Use Map amendment and zone change. Future improvements to the property will require additional development and building permits.**
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. **Map Amendment from Office to CC-Core and a zone change from CC-2-DC. An auto oriented use is anticipated.**

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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 subject property is located at the NW corner of Wellesley and Haven within the Hillyard Neighborhood and serves southbound traffic on Haven and eastbound traffic on Wellesley. The site was formerly used as a medical office and as a corporate office and is currently being used as a small church facility. Parking is provided both on site and on the additional lot located to the west of the subject property. A private residence is located in between these two uses.**

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.)

**GSSA and PSSA and 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).

**Non-project map amendment request.**

(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?

**Non-project map amendment request.**

(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.

**Non-project map amendment request.**

- (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?

**Non-project map amendment request.**

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?

**Non-project map amendment request.**

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

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**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)?

- 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. **Unknown**

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

**Non-project map amendment request.**

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

**Unknown, non-project request**

\_\_\_\_\_  
\_\_\_\_\_

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

**Non-project map amendment request.**

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- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-project request. To be determined at time of building permit**

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: On-site plans and construction activity would be subject to erosion control and monitored. **Non-project request. To be determined at time of building permit.**

## 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.

**Non-project request. To be determined at time of building permit.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_

**This is an urban area of high volume arterial traffic on Haven and Wellesley frontages.**

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

**Non-project map amendment.**

## 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. **No**

- (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. **No**

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and

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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. **No**

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

(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**

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b. GROUND:

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

(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. **Non-project map amendment**

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. **Non-project request. To be determined at time of building permit**

(2) Could waste materials enter ground or surface waters? If so, generally describe. **Non-project request. To be determined at time of building permit**

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any. **Non-project request. To be determined at time of building permit**

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**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?  
**Non-project request. To be determined at time of building permit**
  
- c. List threatened or 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: **Non-project request. To be determined at time of building permit**

**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. **None**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- c. Is the site part of a migration route? If so, explain. **No** \_\_\_\_\_

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\_\_\_\_\_  
\_\_\_\_\_

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- d. Proposed measures to preserve or enhance wildlife, if any:  
**None**

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**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. **To be determined at time of building permit but likely to need electricity for heating, cooling and lighting,**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **Non-project request. To be determined at time of building permit**
- 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: **Non-project request. To be determined at time of building permit**

**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. **Non-project request. To be determined at time of building permit**
- (1) Describe special emergency services that might be required.  
**Non-project request. To be determined at time of building permit**
- (2) Proposed measures to reduce or control environmental health hazards, if any:  
**Non-project request. To be determined at time of building permit**
- b. NOISE:
- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
**This is an intense urban area but should not affect the use of the property with noise.**

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(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.

**Non-project request. To be determined at time of building permit**

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

**Non-project request. To be determined at time of building permit**

**8. Land and shoreline use**

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

b. **On site: Office and Parking**

**West: S/F House**

**North: S/F and Duplex housing**

**East: Vacant Retirement Home**

**South: Church and Parking**

b. Has the site been used for agriculture? If so, describe. **No** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Describe any structures on the site. **Office** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

d. Will any structures be demolished? If so, which? **Yes** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. What is the current zoning classification of the site? **Office** \_\_\_\_\_

\_\_\_\_\_

f. What is the current comprehensive plan designation of the site? **Office**

g. If applicable, what is the current shoreline master program designation of the site? **N/A**

h. Has any part of the site been classified as a critical area? If so, specify. **No**

i. Approximately how many people would reside or work in the completed project? **Non-project request. To be determined at time of building permit**

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- 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: **Non-project request. To be determined at time of building permit**

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## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. **None**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **none**
- c. Proposed measures to reduce or control housing impacts, if any: **None**

## 10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Non-project request. To be determined at time of building permit**
- b. What views in the immediate vicinity would be altered or obstructed? **Non-project request. To be determined at time of building permit**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Non-project request. To be determined at time of building permit**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Non-project request. To be determined at time of building permit**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Non-project request. To be determined at time of building permit**
- c. What existing off-site sources of light or glare may affect your proposal? **None**

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- d. Proposed measures to reduce or control light and glare impacts, if any: **Non-project request. To be determined at time of building permit**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **N/A.**
- 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. **Unknown**
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
**Unknown**
- c. Proposed measures to reduce or control impacts, if any: **None**

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Only

## 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. **Wellesley and Haven flank the subject site. The proposed on-off ramp to the N/S freeway will increase traffic on Wellesley.**
- 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? **Non-project request. To be determined at time of building permit**
- 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. **Non-project request. To be determined at time of building permit**

(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: **Non-project request. To be determined at time of building permit**

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**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.* **All services are available** \_\_\_\_\_
- 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. **To be determined at project stage Non-project map amendment** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: 10/30/13 Signature: *Dwight Hume*

**Please Print or Type:**

Proponent: Dwight Hume, agent \_\_\_\_\_ Address: 9101 N Mt. View Lane

Phone: 435-3108 \_\_\_\_\_ Spokane WA 99218

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

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

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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.

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**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?  
**.The proposed comp plan amendment and zoning would support development of retail uses. There would be construction noise and after construction, the typical blend of traffic ingress and egress, common to this area land uses.**

Proposed measures to avoid or reduce such increases are:

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. How would the proposal be likely to affect plants, animals, fish or marine life? **No**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect or conserve plants, animals, fish or marine life are: **None**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect or conserve energy and natural resources are: **Developed to International Code**

\_\_\_\_\_  
\_\_\_\_\_

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 Applicable** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to protect such resources or to avoid or reduce impacts are: **N/A**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

**The site is currently a non-residential use and is flanked by non-residential uses to the south, and east. The adjacent home to the west is supportive of the proposal and has co-existed with the office use on both sides of the residence. The remaining homes to the north are zoned CC4-DC** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Adherence to Development Code standards.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Increased demand is not anticipated for any of these services.** \_\_\_\_  
\_\_\_\_\_

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 in conflict with any rules and procedures.** \_\_\_\_\_  
\_\_\_\_\_



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: 10/30/13 Signature: *D. Hume*

**Please Print or Type:**

Proponent: Dwight Hume agent Address: N 9101 Mt. View Lane \_\_\_\_\_

Phone: 435-3108 \_\_\_\_\_ Spokane WA 99218

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

\_\_\_\_\_ Address: \_\_\_\_\_

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

\_\_\_\_\_

**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:

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