

## Environmental Checklist

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PLANNING SERVICES  
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: South Hill Health & Rehabilitation
2. Name of applicant: Dwight J Hume, agent
3. Address and phone number of applicant or contact person: 9101 N Mt. View Lane Spokane, WA 99218 509-435-3108
4. Date checklist prepared: November 2007
5. Agency requesting checklist: City of Spokane Building and Planning
6. Proposed timing or schedule (including phasing, if applicable): Summer of 2008 to commence construction.
7.
  - a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
  - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. *No other information is known.*
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. *Conditional use permit; access permit; building permit. State Department of Health Plan Review, Facility Licensure Inspection, Medicare/Medicaid Certification, and State Department of Labor and Industries (electrical review).*
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 project consists of construction of a one-story building of approximately 60,200 square feet, containing 120 skilled nursing beds in 40 private and 40 semiprivate resident rooms, with associated dining, activity, kitchen, laundry and staff work areas, and in- and out-patient physical and occupational therapy space, an exterior resident courtyard, and parking areas and landscaping, on a 4.87 acre site.*



12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. *The site is located at 4515 S Freya Street and extends along the east side of Freya from 44<sup>th</sup> (extended) to a point approximately 250 ft. south of 45<sup>th</sup> Ct.*
13. Does the proposed action lie within the **Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane?** (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)  
*Yes, the subject property is located per highlights above.*
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). *No below grade discharge is planned for the site.*
- (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? *No chemicals of this nature will be stored on site. Cleaning agents as janitorial supplies will be kept within a storage room and not exposed to natural elements or susceptible to spills and contamination. Floor drains are plumbed to sewer systems.*
- (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. *See above explanation.*
- (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, the facility will have limited amount of medical waste (Approximately 20-30 lbs a month)– the facility will store the waste inside the facility in a designated, secure area according to State and Federal guidelines and hold*

a contract with a company that specializes in the removal and off site disposal of the waste.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?  
*A total of seven test pits were dug during the preliminary geo-technical investigation and no ground water was encountered. Rock is visible at the surface in several locations and was encountered as deep as 6.5 ft. in depth in one test pit.*
- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts? *Stormwater will not be discharged into the ground on site.*
- 

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)?  
*Generally, the site is flat with some rock outcroppings approximately 1.5% slope overall. The north end of the site is approximately 10 ft. lower and will provide the means for containing a storm pond area. The site does not have slopes that cannot be accommodated into the development plans that require a flat site for building and parking purposes.*
- 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. *According to the SCS maps, the property is classified HsB and HnB Hesseltine and McB Marble complexes. There is no prime farm land on this site.*
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *The site does not contain unstable slopes.*

*Elevation change from  
2,370' to 2,346' from  
SE corner of site to  
NW corner of site  
over ~ 385' results in  
slope of ~ 6.2%*



- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: *Cuts and fills for the site are relatively balanced. Therefore, export or import of material is expected to be minimal.*
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *The site will be cleared of trees and graded to accommodate a flat building of approximately 60,200 sf. and associated parking and circulation areas. Site preparation will be done in accordance with approved grading plans that will govern construction techniques to control and contain on-site run-off. Upon completion, run-off will function per approved storm drainage plans and be released into a storm collector system. Accordingly, erosion should not occur.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *Approximately 55% of the site would be improved with impervious surfaces.*
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: *Storm drainage would be controlled and contained per approved storm retention systems. Grading will be done pursuant to approved grading plans.*

## 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. *Quantities are unknown, but dust could be expected during site clearing and preparation and can be controlled using water techniques. After construction, air emissions would be minimal or non-existent due to paving of all travel surfaces and filtering of exhaust emissions from kitchen vents etc.*
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *Off site emissions of drive-by traffic and wood burning stoves of residential units are not expected to cause any adverse impacts to the proposed project.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *Compliance with all approved grading and construction plans and applicable SCAPCA regulations.*

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### 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 streams or water bodies exist on site or near-by that would be affected by this project.*
- (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, N/A.*
- (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. *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. *N/A*

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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. *The project will not discharge water to groundwater.*

- (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*

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. *A series of catch basins and curb inlets will collect stormwater runoff from streets, roofs, and other impervious surfaces, A piping system and grass swale will be used to convey the runoff to detention ponds where it will be treated. Underdrains will collect water as it percolates through the soil and discharge the collected water to a City designated disposal area.*

- (2) Could waste materials enter ground or surface waters? If so, generally describe. *It is unlikely that waste materials would enter the ground or surface waters through the stormwater system.*

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

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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, bull rush, 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? *Most natural and existing vegetation and tree cover will be disturbed by site clearing and grading. This will be replaced with required formal landscape screening and buffering.*
- 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: *See "b." above.*

#### 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 are known to exist.*
- c. Is the site part of a migration route? If so, explain. *Unknown*

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

## 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. *Electric and natural gas will be used to provide heating and lighting to the facility.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *Clearing of site for construction will necessitate removal of trees, which will improve potential for solar energy use by adjacent properties. The proposed single-story structure will have no impact.*
- 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:  
*The new structure will be designed to meet or exceed requirements of the Washington State Energy Code, including use of an air barrier membrane, insulation, energy-efficient glazing and door products, and HVAC and electrical systems designed by licensed professionals.*

## 7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. *None exist on site.*

(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)?

*There is no noise generated in the area that would affect this project.*

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

*During construction, heavy equipment would be operated on site and various construction tools would be heard such as power nail guns and saws. These would operate during normal construction hours from 6:30 AM to 7:00 PM. After construction, the site would be quieter than a single family subdivision which is otherwise permitted on this site. An occasional emergency response would be heard as it arrives or leaves the facility. Typically, this would not generate siren sounds on site as they enter or leave the site. Other noise sources would be the ingress and egress of vehicles and some delivery but they are deemed insignificant and a part of the drive-by traffic noise generated on Freya, an adjacent arterial.*

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

*Construction noise would be limited to hours approved by the City. Other noises stated above are normal to the site and area at this time. Freya is an arterial and does carry emergency vehicles in route to area responses and far more frequently than the site which is approximately 2 per month as an emergency response. Other noises such as traffic are already present as drive-by noise sources.*

## 8. Land and shoreline use

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

*The site is vacant and tree covered. It is surrounded by low density single family uses of varying densities. Large tracts flank the east border of the subject property.*

*— of vacant land*

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

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

- d. Will any structures be demolished? If so, which? *N/A*

- e. What is the current zoning classification of the site? *RSF which allows approximately 36 units on the subject site.*

- f. What is the current comprehensive plan designation of the site? *R 4-10*

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- 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? *The maximum number of patients residing at the facility would be 120. It will take about 12 months for the facility to reach levels of 100 or more. The average number of residents/patients is expected to be about 110*

*The estimated number of employees will be about 110 full-time equivalents divided into shifts as follows: There will be about 20 M-Friday employees that work 8-5. 30 employees 7 days a week that work 6 am – 2pm. 20 employees 7 days a week that work 2pm – 10 pm. 10 employees that work 10pm – 6 am.*

- 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: *The project will meet all applicable zoning performance standards concerning landscaping, parking and buffering. Parking will be screened with fencing at the parking lot elevation to effectively screen headlights from shining into residential properties adjoining the subject site. Access points are off-set from 45<sup>th</sup> Ct. and improvements to widen Freya are required including sidewalks.*

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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. *N/A*
- 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?  
*The proposed structure will have a pitched roof with a highest ridge approximately 25 feet high. The exterior of the building will be finished with a combination of lap and shake-patterned vinyl siding, wood trim, and stone veneer.*
- b. What views in the immediate vicinity would be altered or obstructed? *The proposed development includes removal of existing trees, site grading and construction of a one-story building, but will have no significant impact on views other than into the project site itself.*
- c. Proposed measures to reduce or control aesthetic impacts, if any: *The proposed structure is a one-story building, incorporating facade modulation and detailing intended to maximize its perceived residential character.*

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *Interior lighting use will generally follow ordinary residential patterns. Exterior lighting will be provided for signs, parking and some landscaping areas near the main entry.*
- 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: *Approval of lighting plans and restrictions of illumination per code. Exterior site lighting will be provided with directional shields to control glare. Site landscaping vegetation and fences will be used to control off-site glare from headlights of vehicles in parking areas.*

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## 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. *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. *Unknown.*
- c. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. *N/A*
- c. Proposed measures to reduce or control impacts, if any: *N/A*

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**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. *The site has access from 37<sup>th</sup> and Freya on the north and Palouse Highway and Freya on the south. Freya is the N/S access route and the site is located at approximately 45<sup>th</sup> Ct. 44<sup>th</sup> flanks the north boundary as a half rwy. and will not be improved for street purposes.*
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? *The Glenrose Bus travels by the site and could be a scheduled point of pick up on site.*
- c. How many parking spaces would the completed project have? How many would the project eliminate? *There are no stalls at this time but the completed project will have approximately 75 stalls.*
- 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). *Freya Street will be widened to match*

*adjacent existing improvements with a 15 ft. dedication for paving, curbing, landscaping and sidewalk improvements.*

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. *Based on the information in the trip distribution letter dated September 20, 2007 prepared by Sunburst Engineering, the site will generate 284 trips on an average day, 20 trips likely at shift change at 7:00 AM and 26 trips during the evening peak hour. The peak hour of the day is likely when the day shift ends and the swing shift begins, about 2:00 p.m.*

g. Proposed measures to reduce or control transportation impacts, if any: *The surrounding transportation system has several projects identified in the six-year plan. To facilitate these projects, particularly the Ray St Crossover, the project sponsor has agreed to pay a SEPA impact fee of \$51,443 towards off-site transportation projects in the Southeast Service Area, as outlined in the Memorandum dated October 16, 2007 from City Traffic Engineer, Ray Wright. In the event the contemplated Traffic Impact fees, when adopted, is less than \$3,044 per PM peak trip, the applicant reserves the right to pay the lesser amount.*

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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 increase in emergency services is anticipated*
- 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.***



be needed. *Detention ponds will hold the stormwater runoff. A means of adequate disposal from the ponds will be required from the City.*

**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: 12/21/07 Signature: *D. Hume*  
**Please Print or Type:**

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane Spokane, WA 99218

Phone: 435-3108 \_\_\_\_\_

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

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

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: <u>Marla S. French</u></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 checked="" 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>
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