

JUN 30 1997

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**ENVIRONMENTAL
CHECKLIST**

GEORGE WEBSTER, PLAN EXAMINER
CITY OF SPOKANE 625-6145

SPOKANE ENVIRONMENTAL ORDINANCE

SECTION 11.10.230(1)

Spokane Environmental Ordinance

(WAC 197-11-960) Section 11.10.230(1)

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: Diamond Shopping Center

2. Name of Applicant: Harlan D. Douglass

3. Address and phone number of applicant or contact person: Jerry Higgins, Construction Manager
(509) 489-4260

4. Date checklist prepared: 06/25/97

5. Agency requesting checklist: City of Spokane, Building Services Department

6. Proposed timing or schedule (including phasing, if applicable): Commence Construction Summer 1997

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.
Own property to East of site

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
None

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A. BACKGROUND (continued)

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.

None

10. List any government approvals or permits that will be needed for your proposal, if known. 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.

Major retail store "A" 124,172 S.F. Boston Market Pad "B" 1,764 S.F. (existing)
Future Resturant Pad "D" 245 seats. Future retail pad "E" 12,500 S.F.
Espresso Stand Pad "F" 144 S.F. Total site area = 10.7 acres.

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.

Fronting on North Division between Lyons Ave. and Wedgewood Ave. East side of street.

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).

General sewer service area. The City of Spokane

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, mountainous, other:

Flat

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

25%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, silt)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Sand

a. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No

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Evaluation For Agency Use Only

B. ENVIRONMENTAL ELEMENTS(continued)

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

Grade with on site materials

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

No

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

See plan approx. 85%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Landscape and paving

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.

Normal construction activity. Dust will be controlled by water trucks during construction

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

None

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

Spokane County Air Pollution Control Authority (SCAPCA) guidelines on dust control and tracking of soils will be followed.

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

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B. ENVIRONMENTAL ELEMENTS (continued)

Evaluation for Agency Use Only

(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.

None

(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 flood plain? If so, note location on the site plan.

No

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

No

C. GROUND:

(1) Will ground water be withdrawn, or will water be discharged to ground water? 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

(3) 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 storm water 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 materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).

None

(4) Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what types and quantities of materials will be stored?

No

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8. ENVIRONMENTAL ELEMENTS (continued)

Evaluation for Agency Use Only

(5) 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 ground water (this includes measures to keep chemicals out of disposal systems described in 1b(2) and 1b(3))?

N/A

c. Water Runoff (including storm water):

(1) Describe the source of runoff (including storm water) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

208 Swals as shown on grading plan

No.

(2) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or ground water or to a storm water disposal system discharging to surface or ground water?

No

(3) 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 (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 1b(4), 1b(5), and 1c(2) of this checklist).

208 ponds as shown on grading plan.

9. PLANTS

1. Check or circle type of vegetation found on the site:

deciduous tree: alder, maple, aspen, other.

X evergreen tree: fir, cedar, pine, other.

shrubs.

grass.

pasture.

crop or grain.

wet soil plants, cattail, buttercup, bullrush, skunk cabbage, other.

water plants: water lily, eelgrass, milfoil, other.

other types of vegetation.

2. What kind and amount of vegetation will be removed or altered?

Pine trees will be removed

3. List threatened or endangered species known to be on or near the site.

None

4. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

See Plans

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B. ENVIRONMENTAL ELEMENTS (continued)

Evaluation For Agency Use Only

5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: None

mammals: deer, bear, elk, beaver, other: None

fish: bass, salmon, trout, herring, shellfish, other: None

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

4. Proposed measures to preserve or enhance wildlife, if any: Landscaping

N/A

b. 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 / Gas

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

N/A

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:

High energy savings in building design

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.

Fire Department Police Department

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B. ENVIRONMENTAL ELEMENTS (continued)

Evaluation For Agency Use Only

ENVIRONMENTAL HEALTH

(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

(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 noise 7 a.m - 5 p.m.

(3) Proposed measure to reduce or control noise impacts, if any: Limit hours of work as noted above

3. LAND AND SHORELINE USE

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

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

c. Describe any structures on the site. Existing Boston Market Resturaunt
Existing Fast Food Resturaunt

d. Will any structures be demolished? If so, which? No

e. What is the current zoning classification of the site? Business

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

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 an "environmentally sensitive" area? If so, specify. No

i. Approximately how many people would reside or work in the completed project? Estimate 100 Employees

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8. ENVIRONMENTAL ELEMENTS (continued)

Evaluation For Agency Use Only

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:

See final design

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?

Building height 26'. Entry columns 38 feet tall.

b. What views in the immediate vicinity would be altered or obstructed?

Architectural features designed into building. Landscaping.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Parking lot / Exterior building lighting directed to parking lot.

11. LIGHT AND GLARE

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No

b. Could light or glare from the finished project be a safety hazard or interfere with views?

None

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:

8. ENVIRONMENTAL ELEMENTS (continued)

Evaluation For Agency Use Only

12. RECREATION

a. What designated and informal recreational opportunities are in the immediately vicinity? _____

None

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: _____

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. _____

No

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site. _____

None

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. _____

Division Street, Lyons Ave., Wedgewood Ave. See site plan for access to these streets

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? _____

Phase 1 - 541

Phase 2 - 648

0 Eliminated

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

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8. ENVIRONMENTAL ELEMENTS (continued)

Evaluation For Agency Use Only

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

AW O VTE = 7986

Peak between 4-6 p.m.

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.

Fire protection

Police protection

b. Proposed measures to reduce or control direct impacts on public services, if any:

Automatic sprinkler systems and alarms

Security systems and alarms

Exterior building and parking lot lighting

16. UTILITIES

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

All city services Cable TV

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.

Electric, water, sewer, gas, telephone, cable TV

C. SIGNATURE

I, the undersigned, swear under the 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 non-significance that it might issue in reliance upon this checklist.

Date: June 25, 1997 Proponent: Harlan D. Douglass

(Please Print or Type)

Proponent: [Signature] Address: 815 East Rosewood

Phone: 509-489-4260 Spokane, WA 99208

Person completing form: Gerald L. Higgins, Construction Manager

Date: June 25, 1997

Phone: (509) 489-4260

FOR STAFF USE ONLY

Staff Member(s) Reviewing Checklist: [Signature]

Based on this staff review of the environmental checklist and other pertinent information, the staff:

A. Concludes that there are no probable significant adverse impacts and recommends a determination of non-significance.

B. Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of non-significance with conditions.

C. Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance.