STATE ENVIRONMENTAL POLICY ACT (**SEPA**) CHECKLIST
City of Spokane Building Department

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 help 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: *Saint Aloysius School*

2. Name of applicant: *Garco Construction- David Belling*

3. Address and phone number of applicant and contact person: 4114 E. Broadway Ave. Spokane, Wa. 99202
509-535-4688 (David Belling)

4. Date checklist prepared: October, 31, 2016

5. Agency requesting checklist: *City of Spokane - Planning Department*

6. Proposed timing or schedule (including phasing, if applicable): *Phase one- Gym & Educare Facility - Spring 2017*
Phase Two- Second floor classrooms- 2018-19
Future alternatives to include:
Addition of angle parking along Eastern side of Standard street.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Current planning includes main level finishes only. Future second floor classrooms as finances allow. Future main entrance vestibule and elevator.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. *Trip Generation and Distribution Letter as per city engineers requirements.*

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.
Type II Conditional Use Permit (CUP2)

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. (Lead agencies may modify this form to include additional specific information on project description.) *New 17,000 s.f. Gym with 6,912 s.f. main level Educare facility. Addition will be located within the existing school campus.*

12. Location of the proposal. Give sufficient information for 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 applications related to this checklist.
Saint Aloysius School. 611 E. Mission Ave. Spokane Wa. 99202-1917

TO BE COMPLETED BY APPLICANT

EVALUATION FOR AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other . . . . . .
Flat terrain

b. What is the steepest slope on the site (approximate percent slope)?
None

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.
Sandy Loam, Gravel

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.
Possibility of loose soils within the foundations could result on removal and placement of structural fill. Tested fill materials would come from local quarries

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Proper erosion and sediment control methods will be used to maintain the construction site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
46% +-

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

Best practices for erosion and sediment controls.

2. **Air**

a. What types 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.

Daily transportation of students to and from school- Personal vehicles. Quantities unknown at this time.

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:

Car pooling and ride share efforts.

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.

None

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.

None

3) Estimate the amount of fill and dredge material that would be placed in or removed from 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.

None

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 discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

None

b. Ground:

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

Drainage designs will include collection of on site rain waters to be contained on site through storm water collectors.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

New sewer collection system designs will connect into the existing sanitary sewer system.

c. Water runoff (including stormwater):

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.

Drainage designs will include collection of on site rain waters to be contained on site through storm water collectors.

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:

On site storm water collection system designs

4. **Plants**

a. Check or circle types of vegetation found on the site:

- X Deciduous tree: Alder, maple, aspen, other
- X Evergreen tree: Fir, cedar, pine, other
- — Shrubs
- X Grass
- — Pasture
- — Crop or grain
- — Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other
- — Water plants: Water lily, eelgrass, milfoil, other
- X Other types of vegetation

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

Vegetation will be added as per landscaping requirements

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:

Vegetation will be added as per landscaping requirements

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:

Local song birds. Crows, Sparrows, Robins.

Birds: Hawk, heron, eagle, songbirds,

other: . . . . . .

Mammals: Deer, bear, elk, beaver,

other: . . . . . .

Fish: Bass, salmon, trout, herring, shellfish,

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

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

Maintain existing mature trees.

6. **Energy and natural resources**

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Current designs for energy efficient HVAC units with Electric Cooling and Natural Gas Heating.

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

No. Building setbacks to property lines and adjacent side street reduce the shadow effects of the proposed structure.

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:

Wa. state 2015 energy code compliance with High efficiency lighting, Glazing, insulation, air envelope and air barrier testing ensure energy conservation.

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

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 along Mission ave. Children at play.

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 equipment and activities. Generally week days (Mon-Friday) 7am - 5pm.

3) Proposed measures 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?

The School is situated on a city block and is surrounded on three sides by roadways. Some business, residential and group housing properties boundary this area.

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

No

c. Describe any structures on the site.

Existing 1916 Private School.

d. Will any structures be demolished? If so, what?

No

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

RSF zone

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

Residential with School use under CUP agreement.

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

None

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?

Weekday attendance during school hours- Teachers and Students - Approximately 250 Total

j. Approximately how many people would be displaced by the completed project?

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:

Permitting and Plans review by City officials.

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?

28' to parapet wall height. Proposed combination of brick look and painted exterior concrete walls.

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

Proposed addition location will remove a portion of asphalt playground area. Adjacent structures would see a new building in place of the playground along the Eastern property line.

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

Code enforced Institutional design standards shall be required and include the treatments for blank walls. Windows, belt course of color or texture, vertical articulation, decorative concrete and matching existing cornices.

11. **Light and glare**

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

Night time hours security lighting along the building perimeter.

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:

Review of lighting standards and use of directional exterior wall or pole lighting.

12. **Recreation**

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

School playground and play fields. Baseball & football fields.

b. Would the proposed project displace any existing recreational uses? If so, describe.

Some existing exterior basketball courts will now be inside the new structure.

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

New Gymnasium Facility will provide additional recreation activities.

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.

None

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

100 year old school. New addition is designed to complement the existing architecture.

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.

Mission avenue borders along the south property line and is the main east, west arterial. The closest North & south arterial (Nevada) is two blocks east of the property. The main school property entrance will remain along the West side along Standard street.

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

Yes. Street corner. Mission and Dakota (STA -#39 route)

c. How many parking spaces would the completed project have? How many would the project eliminate?

37 Newly Proposed Parking Stalls. None 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

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

Trip Generation and Distribution letter will be submitted as a part of the City review items. Not known at this time.

g. Proposed measures to reduce or control transportation impacts, if any:

Car pooling and ride share efforts.

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 currently available for this site.

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.

Avista Electric and Natural Gas currently on site. Three phase power upgrades are proposed which entails Avista power main extensions from the East to the property lines.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: David Belling

David Belling
Garco Construction

Date Submitted: .....

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 the 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?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

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

   None

   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?

   New school facility will be more efficient with resources.

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

   Natural shading between the two structures will help to reduce cooling costs at the new facility.

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, floodplains, or prime farmlands?

   N/A

   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?

   N/A

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

   N/A

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

   N/A

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

   N/A

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

   N/A