

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 non-project proposals:

Complete this checklist for non-project proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For non-project 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: U Haul of East Town

2. Name of applicant: AREC 34 LLC c/o Matthew Schaub,

3. Address and phone number of applicant or contact person: Dwight Hume, agent. 9101 N Mt. View Lane, Spokane WA 99218. 509-435-3108

4. Date checklist prepared: September 30, 2020

5. Agency requesting checklist: Planning Services Department

6. Proposed timing or schedule (including phasing, if applicable): Immediate upon approval of these applications. Phase 1 of the project will be to complete tenant improvements on the former automotive building to build a showroom for equipment rentals and retail sales. In addition, a gallon above ground propane tank will be installed in a location shown on the site plan of record. At the time of building permit submittal, a supplemental booklet will be provided entitled "U Haul Propane Safety Specifications which addresses all the safety concerns about the installation and use of this system. (Expansion into the south half of this existing building would be triggered by the additional demand for retail inventory. No other retail user is planned other than U Haul). Phase 2 of the project would follow completion of Phase 1 to build 197 indoor storage units in the former K Mart building and a warehouse space within this former retail shell. Upon completion of Phase 2 and the storage units being 50% occupied, then we would proceed with Phase 3 of the project to include another phase of storage units. Completion of this indoor storage is dependent upon market demand. Note: Not all of the gross square footage of the former K Mart building is being used for indoor mini-storage, While the total gross sf is approximately 108, 000 sf, roughly 75% is needed for indoor storage and warehouse. The remainder is former office space and not being retrofitted into U Hauls plans for indoor storage.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. U Haul may add outdoor storage at a later date. This would be subject to Design Review and a new CUP.

_____ 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. None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes,

Q6 updated by applicant for above ground propane tank 01/15/2021.

explain. No other applications pending.

10. List any government approvals or permits that will be needed for your proposal, if known. Rezone, CUP, Building Permit, landscaping and signs.

Q11 updated
by applicant
for above
ground
propane tank
01/15/2021.

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. A 10.39 acre site formerly used as a K Mart retail center. The same building complex will now be used as a U Haul rental center and indoor storage facility. Most of the former customer parking lot will now accommodate the rental fleet of trucks and trailers. The former auto repair service center located on the west border of the site will be split into two buildings and the northerly first phase will be used as the retail sales and equipment rental outlet with the remainder of the building left vacant pending the need for expansion of the retail. As shown on the site plan of record, a 2000 gallon above ground propane tank will provide propane to the U Haul customers. This is a U Haul standard improvement and service. Accordingly, a safety manual will be provided as a supplement to the building permit application.

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 the SW corner of East Sprague at Havana and backs up to Pacific Avenue on its south boundary. The address is 4110 E Sprague and the parcel number is 35221.0211.

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, all of the 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).

The site contains former storm drainage facilities that will continue to be used for on site drainage collection as collected in the past. There are no special systems needed or planned for the disposal of chemicals for the planned use.

- (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.

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. U Haul has environmental Health and Safety training for employees. U Haul uses microbes for cleaning up spills and spill containment equipment as needed.

(3) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater? No

B. Stormwater

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

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts? Unknown, the surface storm water is collected in the City of Spokane storm water drainage system that exist on site and has been used for the former K Mart retail and auto repair center.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

A. General description of the site (circle one): **flat**, *rolling, hilly, steep slopes, mountains, other.* _____

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

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

E. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: No fill is needed

F. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. N/A

G. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 95% of the site will be consumed in hard surface and/or building footprint.

H. Proposed measures to reduce or control erosion or other impacts to the earth, if any: None

2. Air

A. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. No significant pollution is expected. Interior remodeling and minimal exterior add-ons of upper wall screening.

B. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. Existing drive-by traffic of Sprague and Havana and nearby railroad operations north of Sprague of the Union Pacific rail road yard operations. None of these emissions are expected to impact the site.

C. Proposed measures to reduce or control emissions or other impacts to air, if any: None, not applicable.

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 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. N/A

(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

B. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve. No waste material will be discharged underground.

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. The storm water will be collected into on-site drains and collected into the storm sewer system.

- (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. No new systems are being proposed.

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? The landscape plans were reviewed in Design Review and dead vegetation was removed and replaced.

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: A landscape plan will be submitted and reviewed by City of Spokane but most landscaping is what exist on site at this time. There is no intent to replace live material planted some 54 years ago.

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: _____

Only

- B. List any threatened or endangered species known to be on or near the site. N/A

- C. Is the site part of a migration route? If so, explain. No

- 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 gas

- B. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No

- C. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: Unknown, to be determined with building plan submittal and review.

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.

No new or increased demand for emergency services is foreseen.

- (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 and railroad activities exist adjacent to the subject site. But will not adversely affect our proposed use.

- (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 and after construction, there would be the ingress and egress of customers visiting their storage unit and/or renting trucks, vans or trailers. No other external on site construction activity would generate excessive noise.

- (3) Proposed measure to reduce or control noise impacts, if any: None, this is a significant reduction in noise from the 54 years of K Mart retail activities which included 7 days a week shipping and receiving along the neighborhood side of the building directly across from residential land use along Pacific.

8. Land and shoreline use

- A.** What is the current use of the site and adjacent properties? North: Railroad yard and retail; East: Retail, West Retail and office and apartments;

South: Single family

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

- C. Describe any structures on the site. See site plan of record, this is a repurposing of the existing buildings formerly used as the East Town Retail and Auto Service Center.

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

- E. What is the current zoning classification of the site? CB-55

- F. What is the current comprehensive plan designation of the site? General Commercial

- G. If applicable, what is the current shoreline master program designation of the site? 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? (6)

- 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: Compliance with applicable development standards as reviewed and approved by City of Spokane reviewing agencies.

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? There is no increased height of buildings on site from what has existed there for 54 years as a K Mart retail center. The exterior materials remain as per original. But will be painted in soft colors to reduce the stark appearance neighbors have become accustomed to over 54 years.

- B. What views in the immediate vicinity would be altered or obstructed? No new obstructions

- C. Proposed measures to reduce or control aesthetic impacts, if any: Soft colors will be used to paint the south elevation of the building to be aesthetically pleasing to the residential homes along Pacific as recommended by the Design Review Board. The south elevation will have a color break at each of the vertical pilasters along the south wall.

11. Light and Glare

- A. What type of light or glare will the proposal produce? What time of day would it mainly occur? Indirect lighting of outdoor

equipment storage and building security lighting.

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: Indirect lighting

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: 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. No

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

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. Sprague Avenue, Havana Street and Pacific Avenue. All previously existing access points will be used. See site plan of record.

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? 18+ HC for the large item retail building and 30 + HC for the indoor storage and warehouse. Existing designated parking for previous retail will be 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 impacts from nearby Union Pacific RR yard.

F. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. The trips are variable depending upon the then daily demand for rental trucks and vans. Storage unit customers also vary depending upon their individual needs. However, this is a significant reduction to the former 54 year use of the site as a K Mart retail center.

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

G.

Mini storage is not permitted to use local streets for access (except emergency access). This will impact the existing access point onto E. Pacific Avenue. (MDO 12/01/2020)

STA routes 90-Sprague and 34-Freya are in the immediate vicinity with stops for both routes near the corner of Havana and E. Sprague and an additional route 90 stops approximately 500' west of the site on E. Sprague Avenue. (MDO 12/01/2020)

H. Proposed measures to reduce or control transportation impacts, if any: None

Public services

- I. 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

- J. Proposed measures to reduce or control direct impacts on public services, if any: None

15. Utilities

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

- B. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. No new utilities are planned.

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 Non-significance that it might issue in reliance upon this checklist.

Date: 10-01-20

Signature: *Dwight J Hume*

Please Print or Type:

Proponent: Dwight J Hume

Address: 9101 N Mt. View Lane

Phone: 509-435-3108

Spokane WA 99218

Person completing form (if different from proponent): _____

Address: _____

Phone: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

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: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

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:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.