

B1204269

ENVIRONMENTAL CHECKLIST

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PLANNING SERVICES



ROSS COURT PARKING LOT

APRIL 2012

B1204269

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:

Avista Ross Court Parking Lot

2. Name of applicant:

Avista Corporation

2. Address and phone number of applicant or contact person:

*Robin Bekkedahl or Rod Staton
Avista Corporation
1411 E. Mission Ave.
Spokane WA 99220-3727
509-495-8657 or 509-489-0500*

4. Date checklist prepared:

April 13, 2012

5. Agency requesting checklist:

City of Spokane Planning Services

6. Proposed timing or schedule (including phasing, if applicable):

This project is to be constructed in 2012.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

Avista's main campus is located southwest of the subject property.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.

This property was recently granted a comprehensive plan amendment and zone change to Light Industrial (File No.Z1000046-COMP). A Determination of Nonsignificance was issued for this action on June 22, 2011.

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 known

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

Approval of site plan, drainage plan, landscape plan, and construction permits,

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This proposal includes constructing a new 21,000 s.f. paved parking lot and associated landscape and stormwater disposal system. It also includes replacing an existing sidewalk with new sidewalk and accessible ramps.

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 easterly corner of North Center Street and Ross Court, Spokane, WA.
Within the Southwest quarter of Sec 09, T.25N., R.43E., W.M.*

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.)

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).

Bio-infiltration swales and drywells will be installed in accordance with city standards to treat and dispose of runoff generated by the new impervious parking surface.

- (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.

- (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.

Design and construction of the stormwater collection and disposal system in accordance with Spokane Regional Stormwater Guidelines, including treating the stormwater in 'Bio-infiltration swales prior to release to drywells.

- (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.

b. Stormwater

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

Depths to bedrock and groundwater are unknown.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Yes, via drywells after treatment, in accordance with Spokane Regional Stormwater Guidelines.

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.*

Flat to rolling.

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

Approximately 3%

- 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.

Garrison gravelly Loam (GgA)

- 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:

Grading will be required for construction of parking lot and swales. Quantities of grading will be minimal, as the grade is relatively flat. No fill is anticipated.

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

Minor, localized water or swale erosion could temporarily occur as a result of construction.

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

The proposed parking lot sits on a 3.2-acre parcel of land. The project will include a .5-acre paved parking lot. Therefore the overall impervious surface of the parcel will be approximately 15%. A reconstructed sidewalk will be installed along Center Street, within the right-of-way.

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

A temporary erosion and sediment control plan will be prepared, approved, and adhered to during construction. This plan will likely include temporary ditching, silt fence, construction entrance, wattles and other erosion control techniques. Care will be taken to ensure that erosion does not run off the property during construction.

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.

Evaluation for
Agency Use
Only

Construction dust and emissions could present short term lower air quality levels for the area. The associated traffic would add minor long term quality effects.

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

None that affect the proposal.

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

During the construction phase, water spraying of the soils will occur during periods of dryness and winds to control dust. Paved roads will be cleaned where tracking occurs during construction. Debris will be hauled from the site to a legitimate solid waste facility. Areas cleared of vegetation for site development will be landscaped to avoid potential dust emission resulting from exposed soils.

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.

The Spokane River is located just over 200 feet southeast of this proposed parking lot and drainage improvements.

- (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.

No.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The proposed improvements are outside of the 100-year floodplain.

- (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 into the ground.

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.

Surface water runoff from the new asphalt parking area will be routed to an on-site bio-infiltration swale for treatment, pursuant to the Spokane Regional Stormwater Guidelines.

- (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.

Excess runoff and associated contaminants from paved surfaces will be treated per Spokane Regional Stormwater Guidelines.

Evaluation for
Agency Use
Only

4. Plants

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

☒ Deciduous tree: *apple, walnut, maple*
☒ Evergreen tree: *fir, cedar, pine, other.*
☐ Shrubs
☒ Grass **(Native)**
☐ Pasture
☐ Crop or grain
☐ Wet soil plants, cattail, buttercup, bullrush, other. skunk cab
☐ Water plants: *water lilly, eelgrass, milfoil, other.*
☒ Other types of vegetation (*ornamental vegetation*).

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

The existing grass and two or three trees will be removed to accommodate construction of the parking lot and drainage.

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

No threatened or endangered species are known to be on or near the site.

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

Street trees and perimeter landscape screening will be included as part of the project. The end project will result in more landscaped areas than currently exist.

5. Animals

Evaluation for
Agency Use
Only

- 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: *Songbirds, geese, ducks, osprey* mammals: deer, bear, elk, beaver, other: *Marmots* fish: bass, salmon, trout, herring, shellfish, other: *None*

Predominantly song birds.

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

None known.

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

The new trees and shrubs will provide habitat for songbirds.

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.

Electricity is available on site for lighting and other electrical needs.

- 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:

Low-energy lights within the parking lot lighting.

7. Environmental health

Evaluation for
Agency Use
Only

- 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 special emergency services will be required.

- (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)?

Normal traffic noise associated with the urban setting.

- (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.

There would be short-term increase in noise generated from the site during the construction phase due to trucks and equipment, and normal noises associated with construction activities. Long-term noises include those resulting from employee vehicles and Avista construction vehicles that presently use the site. These noises will predominantly be during daylight hours, but evening and nighttime operations are not uncommon.

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

Construction activities will only occur during the City's approved working hours.

8. Land and shoreline use

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

Vacant/Undeveloped.

- 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?

No.

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

LI (light industrial)

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

Light Industrial

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

The Spokane River's Urban Environment and Urban Conservancy Shoreline Environments extend into the southeastern portion of the underlying parcel. However, the proposed improvements do not encroach within the 200' shoreline boundary or these environments.

- h. Has any part of the site been classified as a critical area? If so, specify.

See B.8.g. above.

- i. Approximately how many people would reside or work in the completed project?

Proposal does not impact the current number of employees.

- j. Approximately how many people would the completed project displace?

None.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- I. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposed parking lot is an allowable use within the underlying zone.

Evaluation for
Agency Use
Only

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?

No structures are proposed.

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

Views of the river may be altered from the existing residences to the northwest.

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

Landscaping will "soften and screen" the parking area. Until recently, there had been buildings on the subject property.

11. Light and Glare

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

Headlights from parked cars, parking lot lighting. This will primarily occur during daytime hours primarily early in the morning and late afternoon/early evening.

- 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:

Landscaping to screen headlights and street lighting shielded downward. The placement of the parking is away from the Upriver Drive area.

12. Recreation

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

The Centennial Trail is located adjacent to the Spokane River to the southeast..

- 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

Evaluation for
Agency Use
Only

- 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 known.

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

None known.

- 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.

Driveway access to the project will be from Center Street.

- 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?

This proposal includes adding approximately 50 new parking spaces.

- 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).

A sidewalk and accessible ramps will be added to Center Street. Existing approaches on Ross Court adjacent to the new parking area will be removed and replaced with curb.

- 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.

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Parking traffic will be diverted from the main Avista campus and surrounding streets to this new parking lot.

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

Off-site parking spaces will replace existing on-street parking, thereby reducing on-street congestion.

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:

This project is within an existing service area.

16. 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.

Avista will supply electricity for parking lot lighting.

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: May 2, 2012

Signature: _____



Please Print or Type:

Proponent: Robin Bekkedahl Address: 1411 E Mission Avenue

Phone: 509-495-8657 Spokane, WA 99202

Person completing
form (if different
from proponent): _____
Address: _____
Phone: _____

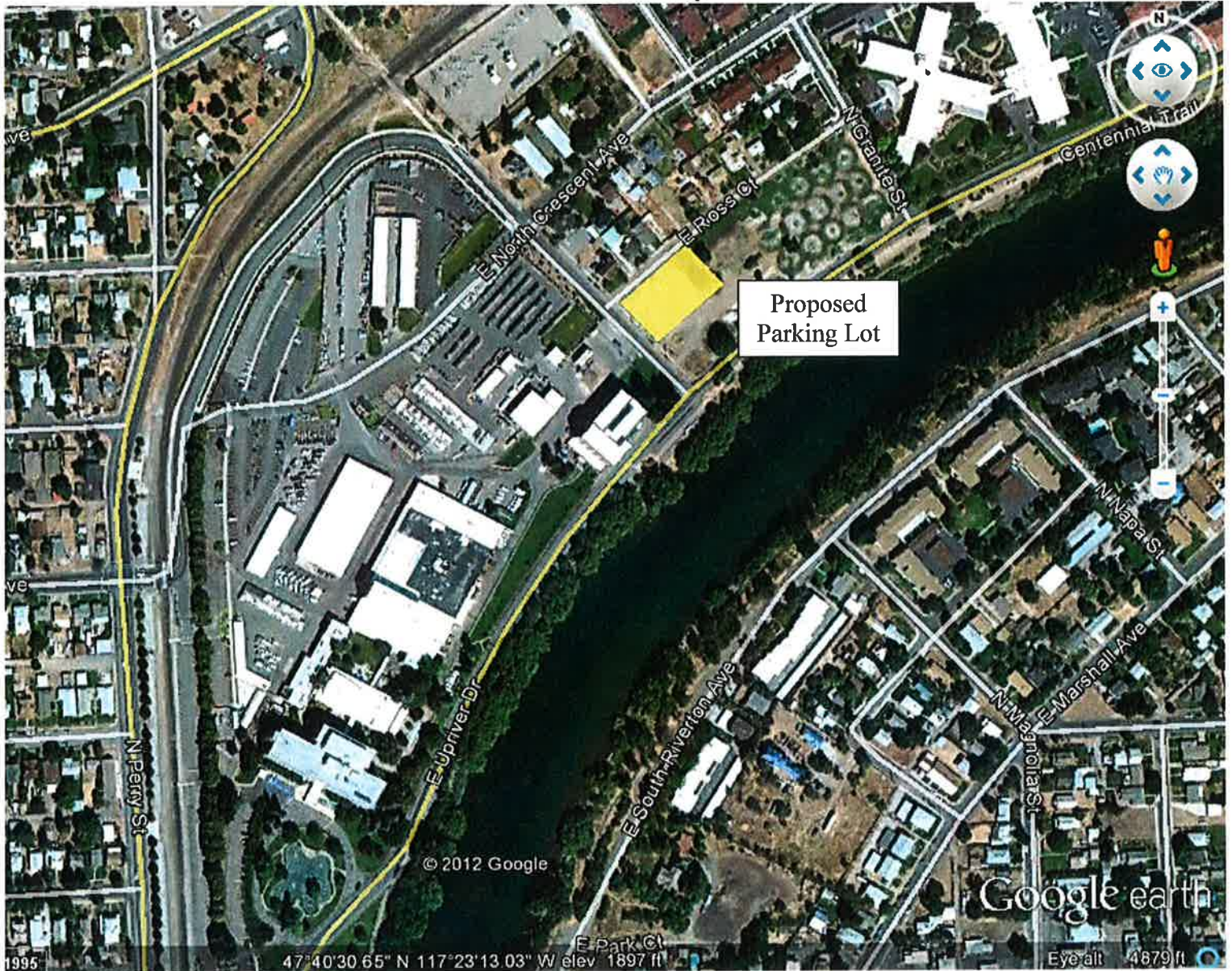
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Staff member(s) reviewing checklist: _____

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

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

Location Map



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