

B1204318

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: RIVERVIEW AQUATICS AND FITNESS CENTER (FOR RIVERVIEW RETIREMENT COMMUNITY)
2. Name of applicant: PATRICK O'NEILL, CEO RIVERVIEW RETIREMENT COMMUNITY
3. Address and phone number of applicant or contact person: CONTACT PERSON: TERRY GOEBEL, GOEBEL CONSTRUCTION, 1900 E TRENT
PHONE: 509-535-8877
4. Date checklist prepared: MAY 8, 2012
5. Agency requesting checklist: CITY OF SPOKANE, DEPT OF BLDG SERVICES
6. Proposed timing or schedule (including phasing, if applicable):
START EXISTING BLDG DEMOLITION - 5.14.12
START CONSTRUCTION - 5.28.12
COMPLETE CONSTRUCTION - APRIL 2013
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 REDEVELOP THE ACCESS AND PARKING FOR RIVERVIEW CARE
7. b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. YES, RIVERVIEW RETIREMENT COMMUNITY PROPERTY SURROUNDS THE PROJECT SITE. THE SURROUNDING PROPERTY IS ALREADY DEVELOPED WITH AN EXISTING NURSING HOME AND OTHER RESIDENTIAL UNITS WITHIN RIVERVIEW'S RETIREMENT COMMUNITY
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. NO ENVIRONMENTAL INFORMATION HAS BEEN PREPARED
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 DEMO OR EXISTING SODD BUILDING
10. List any government approvals or permits that will be needed for your proposal, if known. BUILDING CONSTRUCTION PERMIT
Demolition permit for exch facility

OK per TB 5/11/12

OK per TB 5/11/12

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. NEW APPROX 13,000 SF RECREATION CENTER INCLUDING AQUATIC FACILITY (WITH LAP POOL, THERAPY POOL & HOT TUB), WALKING TRACK, FITNESS STUDIO, LOCKER ROOMS, MEETING ROOM & SUPPORT SPACES. PROJECT SITE IS APPROX 28,000 SF WITHIN RIVERVIEW RETIREMENT

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. 2007 EAST UPRIVER DRIVE, SPOKANE WA 99207 PROJECT SITE IS WITHIN THE RIVERVIEW RETIREMENT COMMUNITY - REFER TO ATTACHED SITE PLAN & VICINITY PLAN
35093.1003 + 1004 (currently addressed 1801. E Upriver)

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.) THE PROJECT IS WITHIN THE AQUIFER SENSITIVE AREA AND WITHIN THE CITY OF SPOKANE

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). BIOFILTRATION SWALES WILL BE USED TO TREAT STORM WATER RUN-OFF PRIOR TO INFILTRATING

(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.

THE BUILDING FLOOR AND CHEMICAL CONTAINMENT
PALLETS WILL PREVENT POOL CHEMICALS
FROM PERCOLATING TO GROUNDWATER OR OTHER
DISPOSAL SYSTEMS

- (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)?

WELL LOGS IN THE VICINITY OF THE PROJECT SITE
INDICATE GROUNDWATER IS TYPICALLY 30 TO 40
FEET BELOW THE GROUND SURFACE

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

YES. NO IMPACTS ARE ANTICIPATED BECAUSE STORMWATER
RETENTION WILL BE PROVIDED FOR ANY NEW IMPERVIOUS
SURFACES SUCH THAT POST-DEVELOPMENT RUN-OFF DOES
NOT EXCEED PRE-DEVELOPMENT RUN-OFF

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)? 5% IN A ISOLATED AREA
SITE IS GENERALLY LESS SLOPING.

- 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. SILTY SANDS EXTENDING FROM GROUND SURFACE TO DEPTHS OF 2-3 FEET. BELOW THAT IS POORLY TO WELL GRADED OUTWASH GRAVELS (TO TERMINATION OF TEST PITS
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO

AT 7 TO 8.5 FEET DEEP)

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

CUT AND FILL ON PROJECT SITE WILL BE APPROXIMATELY BALANCED

- 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)?

PROJECT SITE AREA IS GENERALLY LIMITED TO BUILDING & IMMEDIATE SURROUNDINGS. 70% OF THIS SITE AREA IMPERVIOUS.

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

DOES NOT APPLY

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.

MINOR DIESEL EQUIPMENT EXHAUST DURING CONSTRUCTION. NONE WHEN PROJECT IS COMPLETED
Demonstration dust will be controlled

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

NO

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

DOES NOT APPLY

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.

DOES NOT APPLY

- (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? NO If so, note location on the site plan.

PROJECT SITE IS OUTSIDE 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

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.

STORMWATER RUN OFF FROM BUILDING ROOF
AND PAVED SURFACES WILL BE COLLECTED,
RETAINED AND BIOFILTERED BEFORE
INFILTRATION

- (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.

STORM WATER DETENTION

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 lily, eelgrass, milfoil, other.*
- Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? GRASS, SHRUBS + TREES IN IMMEDIATE VICINITY OF NEW BUILDING ONLY

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: LANDSCAPING DISTURBED BY CONSTRUCTION WILL BE REPLACED WITH LANDSCAPING SIMILAR TO EXISTING

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.* 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

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

NONE PRESENT ON SITE

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 ENERGY WILL BE USED FOR POWER, LIGHTING, POOL PUMPS AND VENTILATION FANS. NATURAL GAS WILL BE USED FOR BUILDING AND POOL WATER HEATING
- 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:

THERMAL ENVELOP WILL MEET REQUIREMENTS OF NON-RESIDENTIAL ENERGY CODE, HIGH EFFICIENCY GAS FURNACES & POOL WATER HEATERS WILL BE USED, HIGH EFFICIENCY FAN & PUMP MOTORS WILL BE USED

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.

NONE

(2) Proposed measures to reduce or control environmental health hazards, if any:

DOES NOT APPLY

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

(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.

NONE

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

DOES NOT APPLY

8. Land and shoreline use

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

NURSING HOME AND RETIREMENT
COMMUNITY

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

c. Describe any structures on the site. EXIST 4300 SQ.FT.
SINGLE STORY RECREATION CENTER

d. Will any structures be demolished? If so, which? YES,
THE EXISTING RECREATION CENTER
WILL BE DEMOLISHED

e. What is the current zoning classification of the site? RMF (RESIDENTIAL MULTI-FAMILY)

f. What is the current comprehensive plan designation of the site? RESIDENTIAL 15-30

g. If applicable, what is the current shoreline master program designation of the site?
NOT APPLICABLE

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?
1 HALF TIME WORKER, OTHERS SPORADICALLY
AS NEEDED TO ASSIST FACILITY USERS

j. Approximately how many people would the completed project displace? NONE

k. Proposed measures to avoid or reduce displacement impacts, if any: DOES NOT APPLY

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: COMPLIES WITH CURRENT LAND USE DESIGNATION AND ZONING CLASSIFICATION

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. NONE -
PROJECT SUPPORTS EXISTING HOUSING
- 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: DOES NOT APPLY

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? FIBER REINFORCED
CEMENT BOARD LAP SIDING, PAINTED,
4 WINDOWS.
TALLEST HEIGHT IS APPROX 24 FEET
A RIDGE OF ROOF
- b. What views in the immediate vicinity would be altered or obstructed? NONE
- c. Proposed measures to reduce or control aesthetic impacts, if any: NO AESTHETIC IMPACTS

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? SITE LIGHTING WILL
MATCH EXIST FIXTURES ON RIVERVIEW CAMPUS,
NEW FIXTURES WILL BE NIGHT SKY COMPLIANT.
INTERIOR LIGHTING MAY BE VISIBLE THROUGH
WINDOWS AT NIGHT BUT WOULD HAVE NO IMPACT
BEYOND THE RIVERVIEW CAMPUS. RESIDENTS
MAY USE FACILITIES DURING NIGHT HOURS
SPORADICALLY.

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: DOES NOT APPLY

12. Recreation

a. What designated and informal recreational opportunities are in the immediate 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: DOES NOT APPLY

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.

DOES NOT APPLY

- c. Proposed measures to reduce or control impacts, if any: DOES NOT APPLY
-
-
-

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. SITE WILL BE ACCESSED FROM UPRIVER DRIVE ADJACENT TO RIVERVIEW RETIREMENT COMMUNITY ON THE SOUTH
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? NO. 1/2 MILE TO NEAREST STOP
- c. How many parking spaces would the completed project have? How many would the project eliminate? EXISTING PARKING SPACES WILL BE UTILIZED, NONE 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
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-
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- 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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-
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- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. NONE - PROJECT IS FOR PRIVATE USE OF RIVERVIEW RETIREMENT COMMUNITY RESIDENTS ONLY
- (Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)
- g. Proposed measures to reduce or control transportation impacts, if any: DOES NOT APPLY
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15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. NO
- b. Proposed measures to reduce or control direct impacts on public services, if any: DOES NOT APPLY

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.
- ELECTRICITY - AVISTA
NATURAL GAS - AVISTA
WATER - CITY OF SPOKANE
REFUSE SERVICE - CITY OF SPOKANE
TELEPHONE - XO COMMUNICATIONS
SANITARY SEWER - CITY OF SPOKANE
- UTILITIES FOR THE PROJECT WILL BE CONNECTED TO EXIST UTILITIES ON SITE

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: 5/7/12 Signature: [Signature]

Please Print or Type:

Proponent: PATRICK O'NEIL Address: 1801 EAST UPRIVER DRIVE

Phone: 509-483-6483 SPOKANE, WA 99207

Person completing form (if different from proponent):

TERRY GOEBEL Address: 1800 E TRENT 99220

Phone: 509-535-8877 SPOKANE, WA 99201

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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.