

# **ENVIRONMENTAL CHECKLIST**

## ***AVISTA UTILITIES DOLLAR RD. OFFICE EXPANSION AND GARAGE CONSTRUCTION***



***APRIL 2012***



## COMMUNITY DEVELOPMENT DEPARTMENT PLANNING DIVISION

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# ENVIRONMENTAL CHECKLIST

### 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 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 & file #, if applicable:** Avista Utilities Dollar Road Office Expansion and Garage Construction
2. **Name of Applicant:** Vance Ruppert & Robin Bekkedahl, Avista
3. **Address and phone number of applicant:**  
1411 E Mission Ave  
Spokane, WA 99202  
(509) 495-2235 or (509) 495-8657
4. **Name of contact Person:**  
Same as above.
5. **Address and phone number of contact person:**  
Same as above
6. **Date checklist prepared:** September 3, 2010. Amended April 2012
7. **Agency requesting checklist:** City of Spokane Valley Community Development Planning Division
8. **Proposed timing or schedule (including phasing, if applicable):**  
Phase 1: Construction – Fall 2010  
Phase 2: Permitting – 2012, Construction – 2012, and/or as budget permits  
Phase 3: Permitting and construction – 2015 and/or as budget permits.
9.
  - a. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**  
No.
  - b. **Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.**  
No.
10. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**  
Strata, Inc. completed a geotechnical engineering evaluation of the subject property in July, 2010. Hydrometrics, Inc. conducted soil samplings of the project site in February, 2010. The clean up for this site was completed in 2011 and is awaiting “no further action” by the Department of Ecology.
11. **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.

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

Building permits, grading permits, access permits, stormwater control plan, and other construction permits, as may be required. Approval of all building and infrastructure design (sewer, water, stormwater, etc.).

- 13. 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.**

Phase 1 involved constructing a 5,000 s.f. structure within which to store bore rigs. This phase also included constructing a driveway to access the storage/garage building.

Phase 2 involves building a 15,000 s.f. vehicle maintenance garage and shop for CNG vehicles; 54,000 s.f. asphalt storage yard on oil water separator (OWS) treatment south of existing building; 14,000 s.f. asphalt on OWS treatment north of new garage/shop. This phase will also include a CNG fill area on the SEC of Dollar Road and Utah Avenue. A portion of Avista's fleet will be comprised of CNG vehicles. To operate, maintain and service these vehicles, a CNG Compressor Island, a CNG Pad (40' x 50') and a CNG pump area (3' x 5) is required.

Phase 3, which may be constructed over several years, will involve expanding the existing facility to include approximately 36,000 s.f. of office space and 16,000 s.f. of additional covered parking and 75 employee parking spaces. These square footages and uses remain preliminary and are subject to modification. All these phases include stormwater/drainage facilities and landscape screening in conformance with the City of Spokane Valley standards and landscaped areas, in compliance with the City of Liberty Lake standards

- 14. 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.**

2406 N. Dollar Road, Spokane Valley, WA., in the Northwest 1/4 of Section 12, T.25N., R.43E., W.M. 35122.0101

- 15. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? (See: Spokane County's ASA Overlay zone Atlas for boundaries).**

The project is within the Aquifer Sensitive Area and within the Priority Sewer Service area.

## **B. ENVIRONMENTAL ELEMENTS**

### **1. EARTH**

- a. **General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other:**  
The proposed site is naturally flat.
- b. **What is the steepest slope on the site (approximate percent slope)?**  
Approximately 4%, with few areas exceeding this where soil has been mounded.
- 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.**  
The soils are generally GgA, Garrison gravelly loam. The property has not been designated prime farmland.
- 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.**  
Site grading will be required for construction of the stormwater retention areas, buildings, and associated improvements. Quantities and source of fill, if necessary, are unknown at this time.
- f. **Could erosion occur as a result of clearing, construction, or use? If so, generally describe.**  
Minor wind erosion and/or stormwater runoff could occur as a result of construction. Best Management Practices will be used to control wind and/or water erosion on this site. Additional site and weather specific mitigation measures will be implemented during construction, as per an approved Erosion and Sedimentation Control Plan.
- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**  
The project will be constructed and improved in phases. Approximately 80% of the project is expected to eventually be covered with impervious surfaces. These surfaces include the buildings, vehicle drives, parking areas, maneuvering areas, and storage areas.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any:**  
Best Management Practices will be used to control wind and/or water erosion on this site during construction, per an approved Erosion and Sedimentation Control Plan. These measures may include watering during construction, keeping

equipment clean to avoid tracking dirt onto roadways, silt fences, straw bales, etc. All disturbed areas will be paved, landscaped, or covered with permanent surfacing.

## **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.**

Dust and emissions from construction equipment during construction. Exhaust from vehicular and construction vehicles over the long-term.

- 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:**

Water spray will be used to control dust as needed, stockpiled soils will be compacted or covered, all disturbed areas will be landscaped, compliance with all applicable emission standards for individual buildings.

## **3. WATER**

- a. Surface:**

- (1) Is there any surface water body on or in the immediate vicinity of the site including year round 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.**

N/A

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

None

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No.

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

No.

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

No.

**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.**

No.

**(2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.**

None. The site is served by public sewer.

**(3) Describe any systems, other than those designated for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (including systems such as those for the disposal of storm water or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system, and the types of materials likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of fire fighting activities).**

Stormwater runoff from hard surfaces will be collected and conveyed via ditches and pipes to grass biofiltration swales, overflowing into drywells for subsurface discharge, per the Spokane Regional Stormwater Manual.

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

Avista will store motor oil, transmission oil and antifreeze in double containment tanks in a dedicated fluids room in a building with a self contained system.

**(5) What protective measures will be taken to ensure 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 described in 3b(2)?**

The fluids will be stored in double containment tanks in a dedicated room with a self contained system so no oil comes into contact with the environment.

**c. Water Runoff (including storm water):**

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

Stormwater runoff from hard surfaces will be collected and conveyed via ditches and pipes to oil/water separators and then to grass biofiltration swales, overflowing into drywells for subsurface discharge, per the Spokane Regional Stormwater Manual.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

- (3) Could waste materials enter ground or surface waters? If so, generally describe.**

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any (if the proposed action lies within the Aquifer Sensitive Area be especially clear on explanations relating to facilities concerning Sections 3b(4), 3b(5), and 3c(2) of this checklist).**

Compliance with all applicable disposal requirements, stormwater treatment requirements, and measures outlined in 3b(5).

**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. Natural**

☐ **pasture.**

☐ **crop or grain.**

☐ **wet soil plants, cattail, buttercup, bull rush, skunk cabbage, other:**

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



X   other types of vegetation. **Some Ornamental**

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

Very little native vegetation is remaining on the site. All of the existing vegetation on be removed and replaced with either surface improvements or ornamental landscaping.

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

Unpaved areas will be covered with grass, bushes and other ornamental vegetation. Some plants native to the region may be utilized.

**5. ANIMALS**

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

**birds:** hawk, heron, eagle, songbirds, other:

**mammals:** deer, bear, elk, beaver, other: Smaller mammals.

**fish:** bass, salmon, trout, herring, shellfish, other:

**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.**  
No.

**d. Proposed measures to preserve or enhance wildlife, if any:**  
Revegetating disturbed areas with ornamental landscaping.

**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.**

Natural gas and electricity are expected to be used for all energy 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:**

Compliance with all applicable energy code requirements.

## **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.**

Because small supplies of motor oil and other equipment-related fluids will be stored on-site, there will be a nominal risk of spill, fire, or explosion.

- (1) Describe special emergency services that might be required.**

No special emergency services associated with environmental health are expected to be required. The construction crews will operate in accordance with Washington State Department of Labor and Industries requirements and OSHA safe work practices. Prior to construction, the contractor will contact the nearest emergency response services to be assured the first responders know where and how to access the work site.

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

All chemicals and fluids will be contained within approved containers with protective measures meeting or exceeding all applicable local, state, and federal safety standards.

- b. **Noise:**

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

Trains to the north, existing vehicular traffic on the adjacent streets, Airplanes from Felts Field to the north.

- (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.**

Short-term noise from construction vehicles and tools is expected. Work hours are generally restricted to 6AM to 7PM Monday through Saturday. The completed project will garage equipment. As a result, there will be some noise from trucks and forklifts.

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

All equipment will be equipped with industry-standard noise dampening equipment.

**8. LAND AND SHORELINE USE**

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

The site currently contains office and industrial storage uses. Adjacent uses are similar, with residential uses to the east and airport uses to the north.

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

Unknown.

**c. Describe any structures on the site.**

One existing office building.

**d. Will any structures be demolished? If so, which?**

No.

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

The site is currently zoned 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?**

Not applicable.

**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?**

Approximately 75 people will work in the completed project. None will reside there.

**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:**

The uses are allowed within the Light Industrial zoning district and consistent with adjacent uses. Landscaping, per city code will be utilized to provide screening and improve aesthetics.

**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.**  
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?**  
The tallest height of the building will be approximately 36 feet. Exterior building materials will be a combination of metal, wood, masonry, and concrete, with aluminum, glass, and stone accents.
- b. **What views in the immediate vicinity would be altered or obstructed?**  
No views would be significantly obstructed, as the site already contains industrial and storage uses. Landscaping will improve the views of the property.
- c. **Proposed measures to reduce or control aesthetic impacts, if any:**  
The buildings will be designed to be aesthetically pleasing and enhance the existing structures in the area. All disturbed property will be landscaped with ornamental and/or native landscaping.

**11. LIGHT AND GLARE**

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**  
There will be vehicular headlights. The building will incorporate exterior, low voltage lighting. There will also be parking lot, storage, and 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:**  
All exterior light fixtures will be directed downward so as to not produce glare. Business signage will be reviewed on an individual basis for compliance with all applicable lighting and signage standards in order to minimize glare.

## 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:**  
N/A

## 13. HISTORIC AND CULTURAL PRESERVATION

- a. **Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**  
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:**  
The contractor will halt construction if artifacts or other significant objects are discovered during construction.

## 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.**  
The site is bordered by Dollar Road to the west and Utah Ave. to the north. Access will be via both streets.

- b. **Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**  
The nearest public transit stop is Spokane Transit Authority at Trent Avenue ¼ mile to the south.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**  
The existing site contains office uses with few defined parking spaces. The expansion project will define and pave parking spaces and maneuvering areas. The total number of spaces will meet or exceed City of Spokane Valley development code standards.
- 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).**  
This project will dedicate additional right-of-way for Utah Avenue widening. Street frontage improvements may be necessary.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**  
Felts Field is located to the north of this property
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.**  
At full buildout, the proposed uses will generate approximately 200 vehicle trips per day. These vehicular trips will not be new. Peaks will occur during morning and evening rush hours, between 7:00 and 8:00 a.m. and 4:00 and 6:00 p.m.
- (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:**  
Improving internal circulation and access to a well-defined industrial roadway network.

## 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.**  
The project will not result in an increased need for public services such as fire and police protection within this localized area, as the area is already being served. The project is within the Spokane County Fire District 1 service area and City of Spokane Valley police protection area. There will be no impact to health care or schools.

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

Fire hydrants will be installed for fire prevention measures.

**16. UTILITIES**

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

Electricity, natural gas, water, refuse service, telephone, sanitary sewer, and cable television are all currently available at the 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.**

All utilities referenced above will be utilized for this project. Avista Utilities will provide electricity and natural gas, Waste Management will provide refuse service, Spokane County will provide sewer and the City of Spokane will provide water.

**C. SIGNATURE**

I, the undersigned, swear under the penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency may withdraw any determination of nonsignificance that it might issue in reliance upon this checklist.

**Date:**

April 10, 2012

**Proponent:**

Avista Corp.

**Proponent Signature:**

[Signature]

**Proponent Address:**

1411 E Mission Ave  
Spokane, WA 99202

**Proponent Phone:**

(509) 495-2235 or (509) 495-8657

**Person Completing Form:**

Vance Ruppert & Robin Bekkedahl, Avista

**Phone:**

(509) 495-2235 or (509) 495-8657

**Date:**

April 10, 2012

**FOR PLANNING & BUILDING SERVICES USE ONLY**

Staff Member(s) Review Checklist: \_\_\_\_\_

Date Checklist Reviewed: \_\_\_\_\_

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

- A. \_\_\_\_\_ Concludes that there are no probable significant adverse impacts and recommends a determination of nonsignificance (DNS).
- B. \_\_\_\_\_ Concludes that probable significant adverse environmental impacts do exist for the current proposal and recommends a mitigated determination of nonsignificance with conditions (MDNS).
- C. \_\_\_\_\_ Concludes that there are probable significant adverse environmental impacts and recommends a determination of significance (DS).

REFER TO FEE SCHEDULE FOR FILING FEE

**NON-PROJECT ACTIONS MUST ALSO COMPLETE THE SUPPLEMENTAL SHEET – PART D**