

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *St. Joseph Church*
2. Name of applicant: *Architects West, Jolleen Severns*
3. Address and phone number of applicant and contact person:

210 E. Lakeside Ave, CDA ID 83815.
208-667-9402

4. Date checklist prepared:
05/30/2018

Complete application & plans need 7/10/18 KC

5. Agency requesting checklist:
Spokane County

Building and Planning KC 7/10/18

6. Proposed timing or schedule (including phasing, if applicable):
Start construction mid-summer (+/- July 2018) and finishing construction late winter (+/- February 2019).

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
Yes, 6 future multi-purpose / classrooms

Future development / expansion may require additional SEPA review. KC 7/9/18

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
Department of Health – Septic

Previous DNS issued 4/15/1994 for Original Church & Parish Hall. KC 7/9/18

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

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

Building permit and septic modification permit will be required. Fire sprinkler / alarm permits. Possible NPOES through WA ST Dept of Ecology. KC 7/9/18

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Expansion and minor renovation to the church Parish hall including new restrooms and multi-purpose meeting rooms. Single story, wood framed construction. New area to receive fire-sprinkler system and fire wall to separate it from the existing area. The existing facility will remain non-sprinkled. Proposed addition is 5,712 sq. ft. KC 7/9/18

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- Address: 4521 N. Arden Rd, Otis Orchards
- Parcel #: 55032.9278
- Legal Discription: 03-25-45 BEG AT NW COR SD SEC; TH S 699.99FT TO A PT ON S LN OF SPOKVALLEY LD & WTR R/W, TH E 660.27FT ALG SD LN TO TRUE POB, THCONT E ALG SD LN 640.26FT, TH S ALG W R/W LN OF ARDEN RD

See attached vicinity map. KC 7/9/18

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? Yes, the project lies within the CARA "high susceptibility" zone.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA)

(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). Stormwater management systems will discharge runoff to the sub-surface, likely through the use of drywells. Discharges will meet the requirements of the UIC and SRSM manuals. This will likely include bio-infiltration systems and a raised drywell rim. Spills and other activities will be captured in the pond bottom for removal and disposal.

(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.

N/A

Project shall comply w/ the Spo Co. Critical Areas Ordinance. KC 7/9/18

(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)? The project is located over the aquifer. Groundwater is anticipated to approximately equal the level of the Spokane River, with several hundred feet of gravel on top of bedrock.

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

Stormwater will be discharged into the ground post treatment, if needed. Treatment will follow the UIC and SRSM manuals.

Project shall comply w/ Spo Co. Stormwater Guidelines and Spo. Co. Critical Areas Ordinance. KC 7/9/18

B. Environmental Elements [\[HELP\]](#)**1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other _____

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

The site is generally flat with slopes under 10% with minor slopes for stormwater features up to 3:1.

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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils consist of a mixture of silty sand and gravel, as well as sand and cobble

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

*None known.**None mapped per
Spo. Co. maps. KC 7/9/18*

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be graded for construction of the building and access. Approximately 4000 cubic yards of grading, including clean, gravel backfill material, will be placed from local sources.

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

During construction bare soils will be exposed and could erode. A temporary erosion and sediment control plan will be put in place prior to construction of the site to prevent sediment from impacting neighboring properties.

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

*Approximately 20 percent of the site will be impervious after construction.**Project to be
revisited for compliance
w/ Spo Co. zoning
Code.*

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 put in place prior to construction of the site. Every effort will be made to minimize erosion during and after construction.**KC 7/9/18***2. Air** [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

- During construction Walker Construction will closely follow the Erosion Control Plan and develop and maintain a waste disposal plan to properly control waste generated during construction.
- Emissions to the air would include dust and carbon from equipment during construction. Emissions from motor vehicles will occur after the project is completed. A diesel generator may be installed for backup power

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

None known.

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

When weather conditions warrant water will be used to ensure onsite soils to not become airborne

Project shall comply w/Spokane Regional Clean Air Agency Reg's. KC 7/9/18

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

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 approximately half a mile south of the proposed project.

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 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.

Surface water withdrawals or diversions are not proposed.

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

No.

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

None proposed.

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

Yes, storm drainage will be infiltrated to the ground through onsite storm drainage management systems, designed consistent with the Spokane Regional Stormwater Manual

Project is served by Public Water Purveyor. KC 7/10/18

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

There will be domestic sewage discharged into the ground from the church facility utilizing the existing onsite system.

Septic system design/modification to be reviewed & approved by Spo. Region Health district. KC 7/10/18

c. Water runoff (including stormwater):

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

Storm drainage from buildings, parking, driveways, and landscaping will be directed to an onsite storm drainage management system per the Spokane Regional Stormwater Manual. No stormwater will flow into other waters.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.
- None anticipated.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Alterations to existing drainage patterns are not anticipated

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

An onsite stormwater management system will be designed and constructed to manage all stormwater. The system includes flow control and water quality facilities. All storm drainage facilities will conform to the Spokane Regional Stormwater Manual.

Child drawing set by A.H.B.L. to be reviewed and approved by Spo. Co. Public Works. KC 7/10/18

4. Plants [help]

- a. Check the types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- 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?
Some turf and shub planting vegetation will be cleared and removed from the site to accommodate the building.
- c. List threatened and endangered species known to be on or near the site.
None known.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The site will be landscaped with turf, shrubs, and trees.

Landscape plan shall comply w/ Spo. Co. Zoning Code! RC 7/10/18

- e. List all noxious weeds and invasive species known to be on or near the site.
None known.

5. **Animals** [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

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

mammals: deer, bear, elk, beaver, other:

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

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

None known.

Nothing mapped per Spo Co maps! RC 7/10/18

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

The site is within the mapped Pacific Flyway.

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

None proposed.

- e. List any invasive animal species known to be on or near the site.

None known.

6. **Energy and Natural Resources** [\[help\]](#)

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

The project will use electricity and natural gas for heating, cooling, and cooking purposes.

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:

The proposed project will incorporate the latest state of the art energy efficient heating, cooling systems, and appliances. The project will comply with the most current approved version of the Washington State Energy Code.

7. Environmental Health [\[help\]](#)

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.

1) Describe any known or possible contamination at the site from present or past uses.

None anticipated.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known.

Augusta gas line transmission line in Harward Road 600+ West of project site per Spo Co. Maps. KC 7/10/18

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Diesel fuel, hydraulic oil, and engine oil might be used onsite during the construction phase. The St. Joseph's site may have a diesel generator for backup power. The generator would also use diesel fuel and engine oil.

4) Describe special emergency services that might be required.

None anticipated.

owner/contractor to verify compliance w/ Spo. Regional Clean Air Agency Reg's. KC 7/10/18

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

None proposed.

b. Noise

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

The proposed project is the expansion of an existing building, therefore it is not anticipated to have any impacts.

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.

Noise during the construction period will not exceed normal construction noises: backup alarms, concrete trucks, backhoes, and forklifts will be the loudest events during construction.

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

The mitigation of this noise will be through ensuring all construction takes place during normal construction work hours of after 7AM and no later than 6PM.

8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently developed as a church.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The southern half of the project is currently farmed. These operations will not be impacted by the expansion.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

c. Describe any structures on the site.

A portion of the site is occupied by an existing church.

Also a detached garage is on site. KC 7/10/18

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

No.

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

R-5

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

Rural-5

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 by the city or county? If so, specify.

The site has been designated as a critical aquifer recharge area with high susceptibility.

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

A maximum of 600 people will attend St. Joseph's Catholic Parish. There will be 8 employees after the proposed project is completed.

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

None.

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

Not applicable.

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

The proposed use is permitted.

*Per Apo. Co. Zoning Code.
KC 7/10/18*

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing is provided through this project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

Not applicable.

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

None proposed.

10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The new addition is approximately 22'-0" tall at the highest point.

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

None

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

Proposed building will be aesthetically designed, including architecture compatible with the surrounding neighborhood. The site landscaping at the new addition will be replaced with like landscaping to what is existing.

*As per Apo. Co.
Zoning
Code.
KC 7/10/18*

11. Light and Glare [\[help\]](#)

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

Light and glare will occur between dusk and dawn. Light will emanate from the existing building and new addition. The parking lot, drives and site lighting to remain as is existing.

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 Known

d. Proposed measures to reduce or control light and glare impacts, if any:

Parking lot and site lighting to remain as is existing.

*Outdoor lighting
per Spo. Co. Zoning
Code. KU
7/10/18*

12. Recreation [\[help\]](#)

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

The existing Otis Orchards elementary provide large turf fields for recreation. The Centennial Trail is south of the project and provides access miles of trail along the Spokane River.

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:

None Proposed

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None Known

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None Known

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None Proposed

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is provided off North Arden Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not currently served by public transit. The closest public transit is approximately three miles away in Liberty Lake.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Additional parking spaces will not be created through the proposed project. No existing parking will be eliminated

Parking req's per Spco Co. Zoning Code. KC 7/10/18

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project or proposal 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 or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The use is classified as Church (560) in the ITE Trip Generation Manual with a generation rate of 9.11 weekday trips per 1000 sf. The expansion is approximately 5,800 sf with a future 6,000 sf expansion. A total of 1,318 daily vehicle trips have been calculated. [EF1]

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No special provisions needed.

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

None Proposed

Project to be reviewed by Spco Co. Public Works. KC 7/10/18

15. Public Services [\[help\]](#)

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

No

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

None Proposed

16. Utilities [\[help\]](#)

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system

other Cable television

- c. 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

Sewer: Onsite system

Water: Consolidated irrigation district

Storm: N/A

Telephone: Comcast

Cable: Comcast

The expansion will use existing facilities.

C. Signature [\[HELP\]](#)

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

Signature: Jolleen P. Severns

Name of signee Jolleen Severns

Position and Agency/Organization Project Manager, Architects West

Date Submitted: 5.30.2018

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)

File No. B1801992

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Kathy Cummings

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.