

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE SECTION 11.10.230[1]

B2100720

Updated March 15, 2006

SPOKANE ENVIRONMENTAL ORDINANCE

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

File No. B2100720

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 describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for Non project proposals:

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

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

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

Replace Topsoil Parcel # 14121.9027

2. Name of applicant:

Piersol Construction Inc.

3. Address and phone number of applicant and contact person:

2233 S Garfield Road, Airway Heights WA 99001

Contact: (509) 993-5218 Maurice Piersol

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4. Date checklist prepared: August 24, 2021

5. Agency requesting checklist: Spokane County

*Processed 9/20/21 KC
Building and Planning*

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

September 2021 or as soon as possible. Due to the extreme dry conditions this site can be graded with heavy scraper machines instead of light weight machines in conventional wetter conditions. The site is low lying with shallow groundwater in wet years. This year is a special one in ten-year best conditions to perform the grading and less expensive rates. Normal conditions delay earthwork activities to a short two summer month window.

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

Yes, the site is in master planning of best uses for future retail, warehouse, or other compatible uses including possible freight depot. Additional SEPA application will commence upon further planning where specific uses and traffic impacts are known.

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

NO

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

A wetland determination has been reviewed for the property. Test pits have been reviewed by geotechnical consultants for constructability on the existing soils and possible storm drainage concepts.

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.

Application has been submitted to the City of Spokane to add a portion of the parcel into the City's Water Retail Service Area.

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

Grading permit through Spokane County. Possible wetland mitigation for the next phase (this phase leaves all wetland buffer setbacks in place).

Possible NPDES through WA State Dept of Ecology. KC 9/20/21

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.

Excavate and stockpile topsoil from a portion of the parcel shown on Grading and ESC Plans. Topsoil will be replaced with an imported granular material back to existing elevations. Topsoil removal per geo report and replacement fill material of 63,000 cy. Project size is 92.77 acre parcel. Grading phase to generally remove topsoil and replace

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with granular material to prepare an all-weather surface in preparation of final design and marketing of the property.

- 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.

11515 W Medical Lake Road, Spokane, WA, 99224 Parcel # 14121.9027
See attached vicinity map. KC 9/20/2021

12-24-41 PTN OF NE1/4 LYG WLY OF PSH #11 & SWLY OF SSH #11 DINC ABANWWP CO R/W EXC PTN DAF; BEG 395.87' W OF NE COR OF SEC TO PTOF CURVE LEFT WITH 382.0' RAD & CENT ANG OF 48DEG01MIN 12SDS TH ALG SD CURVE A ARC DIST OF 320.16' TH S39DEG 28MIN 03SDS W375' TH N50DEG 31MIN 57SDS W40' TO TRUE POB TH ALG A270' R AD CURVE LEFT CIRCUMFERENTIAL TO LAST DESC COURSE THRU A C/A O F 23DEG 36MIN 41SDS A DIST OF 111.27' TH N74DEG08MIN 38SDS W3 00' TH ALG A 570' RAD CURVETO RE CIRCUMFER-ENTIAL TO LAST DESC COURSE THRU A C/A OF 23DEG 36MIN 41SDS ADIST OF 234.89' TH N39DE G 28MIN 03SDS E41.58' TH ALG A522.96' RAD CURVE TO RT (WHICH LONG CHORD OF ARC BEARS S53DEG 48MIN 30SDS E A DIST OF 59.82FT TH S50DEG 31MIN 53SDSE240.30' TH S39DEG 28MIN 03SDS W45' TO POB & EXC CO RDS

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- 13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)?

Yes - *site is mapped within Moderate susceptibility to groundwater contamination per Sp. Co. map.*

KC 9/20/2021

- 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).

This proposal is for replacing and stockpiling topsoil, no impervious areas will be added with this phase. No change to storm water flows anticipated.

(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?

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(3) 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.

N/A

(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)?

Groundwater is estimated between 0.5' and 5.0' during the spring high groundwater period. Proposed operations will be during fall dry season when groundwater is expected to be lower. Bedrock exists at the surface on the NW and West portion of the site. Bedrock was encountered an average of eight feet in existing grades. Estimated average depth to bedrock from finished grade is six feet except in the Northwest area, approximately six feet.

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

Yes, no impervious improvements are proposed so stormwater will discharge in the same existing conditions. No change.

B. ENVIRONMENTAL ELEMENTS

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1. **Earth**

Flat and rolling land.

Mostly flat with a gentle slope from south to north

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

Approximately 6% maximum slope

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.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1010	Caldwell-Thatuna complex, 0 to 8 percent slopes	24.9	25.1%

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1021	Cocolalla-Hardesty complex, 0 to 3 percent slopes	0.9	0.9%
3040	Cheney-Alecanyon complex, 0 to 8 percent slopes	54.9	55.3%
3045	Rockly-Deno complex, 0 to 15 percent slopes	14.6	14.7%
3118	Rockly-Cocolalla complex, 0 to 8 percent slopes	4.1	4.1%
Totals for Area of Interest		99.3	100.0%

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.

Take advantage of excessive dry conditions to excavate topsoil when less impact to surface or subsurface water is present. Topsoil removal per geo report and replacement fill material of 63,000 cy. Source of fill not definitive but expected to come from parcel 15275.0130.

Current grading permit B2001314 issued 7/8/2021.

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

KL 9/20/2021.

No erosion anticipated.
Erosion control silt fence as needed for protection will be implemented.

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

None - 0% in phase one. Majority to be eventually covered in buildings and parking areas detailed in future land use and SEPA application.

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

Rock construction entrance at entrance, silt fence as needed at property edges and edges of topsoil removal, and water for dust control the paths during hauling activities.

An Erosion & Sediment Control Plan has been submitted for review. KL 9/20/2021

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2. Air

a. What types 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

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any, generally describe and give approximate quantities if known.

Construction: Automobile odors and dust at unknown quantities.

Post construction: None anticipated

b. Are there any offsite 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 the disturbed soils during construction to minimize dust.

Grading project shall comply w/ Sp. Regional Clean Air Reg's. RC 9/20/2021

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.

Wetlands. Initially four identified and shown on the drawings.

Leaving legal buffers around each one in phase one.

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.

Yes, shown on drawings.

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 in this phase. Expect phase 2 drawings to move or mitigate two or three small wetland locations. Engineering and review needed to verify. For this permit, they stay where they are.

Wetland Reclamation & Assessment Report indicates wetland A as a Category III and wetlands B, C + D as jurisdictional wetlands by DOE & Spo. County. RC 9/20/2021

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.

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

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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 change to current drainage infiltration.

- 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.

None

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.

No new sources or areas generating storm water runoff. The graded surface will be less permeable than the current condition. Rock galleries will be installed to prevent ponding and return any accumulated surface waters back into the general

- 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:

Silt fence or equivalent BMPs to protect perimeter and wetland buffer areas.

4. Plants

- a. Check or circle 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

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

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

Topsoil vegetation will be removed only on a portion of the parcel identified on the drawings. No disturbance shown for potential vernal pool locations in the NW corner of the parcel, wetland protected areas, and natural drainage path for WSDOT off-site contributing runoff through existing culverts identified on the drawings. Dryland grass seeding will follow all disturbances.

The parcel included within this project is approximately 94 acres, of which approximately 60 acres will have topsoil removal.

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

Not known

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

None in phase one, yes in phase two – design forthcoming in phase two application.

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: , songbirds, other mammals and deer,

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

Not known

*None per Spo. Co maps
Re 9/20/2021*

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

The entire Columbia Basin is part of the Pacific Flyway

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

Reseed with native dryland grasses similar to current ground cover.

6. Energy and Natural Resources

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.

No energy needed for phase one grading.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

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No

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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:

None

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.

N/A

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)?

Existing noise – close proximity to Interstate 90 and state highway 902 and local farmer activities.

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.

Construction noise for approximately 8-10 hours per day during construction, and no long term noise is anticipated after grading is complete.

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

Observe county time ordinances.

*Spo. Co. Code - Title 6
KC 9/20/2021*

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8. Land and Shoreline Use

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

The site is currently vacant farm land and scab ground. The site is adjacent to farm and scab land to the west and south, Roads and highways along the east and north.

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

Hay ground

c. Describe any structures on the site.

None

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

N/A

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

R

Parcel appears split w/ Both RC-Regional Commercial & LI-Light Industrial

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

Light Industrial

— Same as above. kc 9/30/21

kc 9/30/21

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

N/A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Only existing wetlands.

Parcel is within moderate CARA & within Airport Overlay Zone & military impact area 2.

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

0 in phase one

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

0

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

None

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

Project will be designed to meet all codes of Spokane County.

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.

0

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 proposed

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

The parcel will no longer be farmed.

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

None

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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
None
- 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:
None

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:
None

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
None known.

Copy of this Checklist to be sent to DAHP for review & comment. KC 9/20/2021

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

N/A

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

None

14. Transportation

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

Highway 902 borders the north, W. White Road to the East – South East.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Yes, near the current gas station on the NE corner of the project. *on parcel 14121.9018*

LC 9/20/2021

c. How many parking spaces would the completed project have? How many would the project eliminate?

None in this phase

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).

Not in this phase

Future project will be subject to traffic review thru Spo. Co. Public Works, WA ST Dept of Transportation & City of Spokane. LC 9/20/2021

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 volumes would occur.

None on this phase, to be determined in phase 2 work.

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

None on this phase, to be determined in phase 2 work.

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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, any.

None

16. Utilities

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

None

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.

None on this phase, to be determined in phase 2 work.

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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: 9/20/21

Signature: Maurice Piersol

Please Print or Type:

Proponent: Maurice Piersol for Piersol Construction Inc.

Address: 2233 S Garfield Road

Airway Heights WA 99001

Phone: 509 535 2901

Person completing
form (if different
from proponent):

Address: _____

Phone: _____

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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.