

## WAC 197-11-960 Environmental checklist.

### 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 nonproject proposals:*

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

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

#### A. BACKGROUND

1. Name of proposed project, if applicable:

*Avista Ross Park/Ross Ct Comp Plan/Land Use Code Amendment*

2. Name of applicant: *Avista Corporation*

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

*P.O. Box 3727 MSC-21, Spokane WA 99220-3727*

4. Date checklist prepared: *October 22, 2010*

5. Agency requesting checklist: *City of Spokane*

6. Proposed timing or schedule (including phasing, if applicable): *Requesting consideration of Comp Plan and Zone Change in 2011 annual amendment cycle.*

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

*No, this checklist is for Comp Plan/Land Use Amendment purposes at this time. Since this request is considered as a non-project action, Avista has no future plans to rezone any additional areas within this vicinity.*

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

*Some of the Spokane River relicensing studies were used as a reference for this checklist.*

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.

*City of Spokane Comp Plan and Land Use Amendment change*

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.)

*Avista is requesting an Amendment to the Comp Plan and Land Use Designation for the 10.1 acres adjoining the existing Avista campus. Currently, the 10.1 acre area is comprised of an Avista Substation, a 3.3 acre vacant parcel owned by Avista, several other parcels currently owned by Avista, and other residential parcels owned by others (see attached map).*

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.

*The 10.1 acre area is bordered by Granite St and Hamlin St to the NE, N. Center St to the NW, Upriver Drive to the South and railroad tracks to the North boundary of this proposal.*

TO BE COMPLETED BY APPLICANT

EVALUATION FOR  
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

a. General description of the site (circle one): **Flat**, rolling, hilly, steep slopes, mountainous,  
*Generally, 0-5%.*

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

*Approximately 10%*

- 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.

NA

- 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.

NA

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

NA

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

NA

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

NA

a. **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 any, generally describe and give approximate quantities if known.

NA

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

NA

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

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.

*Yes. The Spokane River is located to the South East of the site.*

- 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.

*NA*

- 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.

*NA*

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

*NA*

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

*See attached Floodplain map. Only a small area bordering Upriver Drive lies within the Floodplain area.*

- 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.

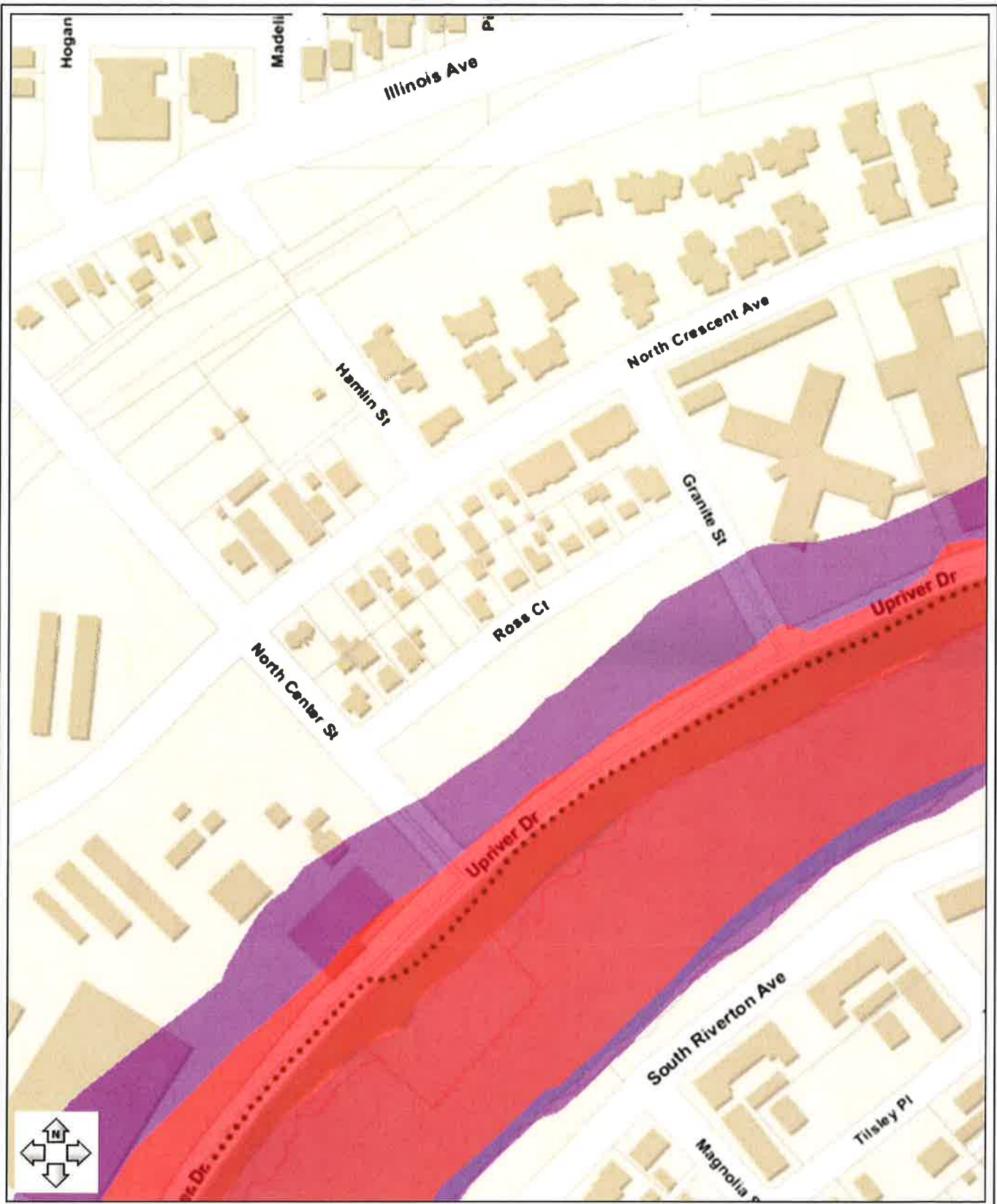
*NA*

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.

*NA*

- 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. *NA*



Disclaimer: This is not a legal document:  
 The information shown on this map is  
 compiled from various sources and is  
 subject to revision. This map should not be  
 used to determine the location of facilities  
 in relationship to property lines, sections  
 lines, streets, etc. Not suitable for design  
 purposes.

### City of Spokane Print Page



- FEMA Flood Zone
- 100 Year Flood Zone
  - 500 Year Flood Zone



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.  
NA

- 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:  
NA

4. **Plants**

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

- deciduous tree: alder, maple, aspen, other *Apple, Walnut, Locust*
- 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?  
*None.*

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:  
NA

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

b. List any threatened or endangered species known to be on or near the site. *No known threatened or endangered species are within the area.*

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

*No*

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

*None*

**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. *NA*

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

*NA*

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:

*NA*

**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.

*NA*

1) Describe special emergency services that might be required.

*None*

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

*NA*

**b. Noise**

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

*NA*

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. *NA*

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

NA

8. **Land and shoreline use**

a. What is the current use of the site and adjacent properties? *Vacant Land, Community Garden owned by Avista, residential single family, retirement center, Avista owned substation, Avista Headquarters Campus.*

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

*No*

c. Describe any structures on the site.

*Electrical substation panel house, residential single family & multi family dwellings*

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

*NA*

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

*Residential, Office-Retail*

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

*Residential, Office*

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

*Upriver Drive Shoreline Master Plan*

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?

*NA*

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

*NA*

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

*NA*

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

**9. Housing**

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

*NA*

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

*NA*

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

*NA*

**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?

*NA*

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

*NA*

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

*NA*

**11. Light and glare**

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

*NA*

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

*NA*

- c. What existing off-site sources of light or glare may affect your proposal?

*NA*

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

**12. Recreation**

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

*Property borders Centennial Trail*

- 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:

*No*

**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.

*There is an historical brick building currently on Upriver Drive and N. Center St owned by Avista. The building is known as The Ross Park Building and is on Avista owned property.*

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

*None*

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

*NA*

**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.

*NA*

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

*Yes*

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

*NA*

- 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, NA.*

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.

*No*

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

*No*

**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.

*None*

**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.

*NA*

**C. SIGNATURE**

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: .....

Date Submitted: .....

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(do not 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?

*This site is already developed property with other uses and should have no increased discharges, emissions etc.*

Proposed measures to avoid or reduce such increases are:

*NA*

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

*Since the area is already developed there should not be any affect to plants, Animals fish or marine life.*

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

*NA*

3. How would the proposal be likely to deplete energy or natural resources?

*This proposal will not deplete energy or natural resources.*

Proposed measures to protect or conserve energy and natural resources are:

*NA*

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

*The proposal is requesting a zone change. When projects are developed for the adjoining properties, Avista will comply with all of the regulations for areas designated environmentally sensitive.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *Portions of the zone change are within the 200' shoreline boundary. When specific plans are developed for this portion of property, Avista will adhere to the current regulations and process.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

*This is an area already developed and this proposal for a Comp Plan/Land Use Amendment will not alter land or shoreline use.*

*It will not allow or encourage land or shoreline uses that are incompatible with existing plans.*

Proposed measures to avoid or reduce shoreline and land use impacts are:

*Measures to avoid or reduce shoreline and land use impacts would include this non project proposal, in itself the zone change allows for the same land uses as the existing.*

*Much of the zone change request is presently occupied (i.e. substation, residential). This request is unlikely to impact the shoreline or traffic circulation. These impacts cannot be determined until actual plans are developed for this area. Currently, Avista has no concrete plans for the residential area or the substation area. The substation is a critical facility to the Avista electrical infrastructure and will remain intact.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

*Avista does not anticipate any increased demands on transportation or public services and utilities. At the time a specific project may be identified Avista will adhere and comply with all additional studies that may be required. Once the necessary studies are complete, appropriate mitigation measures as recommended will be implemented as necessary.*

Proposed measures to reduce or respond to such demand(s) are:

*Once the necessary studies are complete, appropriate mitigation measures as recommended will be implemented as necessary.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

*The proposal does not indicate any conflicts with local, state, or federal laws or requirements for the protection of the environment.*

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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 10/26/2010 Signature: Clarice Garcia for Avista Corporation

**Please Print or Type:**

Proponent: Avista Corporation Address: P O Box 3727 - MSC-21

Phone: 495-8657 or 495-8074 Spokane WA 99220-3727

Person completing form (if different from proponent): Clarice Garcia for Avista

Address: \_\_\_\_\_  
Phone: 495-8074

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p>A. <input type="checkbox"/> there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p>B. <input type="checkbox"/> probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p>C. <input type="checkbox"/> there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
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