

# SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

## Environmental Checklist

File No.

### Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

### Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

### Use of checklist for nonproject proposals:

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

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

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

## A. BACKGROUND

1. Name of proposed project, if applicable: **Magnesium Village**
2. Name of applicant: **Jay Bonnett (agent), JR Bonnett Engineering**
3. Address and phone number of applicant or contact person:  
**803 E 3<sup>rd</sup> Avenue,**  
**Spokane, WA 99202.**  
**Phone: 509-534-3929**

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4. Date checklist prepared: **Checklist completed March 4, 2022.**
5. Agency requesting checklist: **City of Spokane Planning and Development**
6. Proposed timing or schedule (including phasing, if applicable):  
**Construction to begin upon permit issuance. Anticipated start in May, 2022.**
7.
  - a. Do you have any plans for future additions, expansions, 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.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**A geotechnical report has been prepared for this project by Allwest Testing & Engineering. The report is dated 12/29/2021.**
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 – grading permit, building permit. WA Dept. of Ecology – construction general stormwater permit.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions late in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.  
**The proposed project consists of constructing the following on 25.2 acres:**
  - **(14) 3-story, multi-family buildings with a total of 504 units;**
  - **(49) single-story garage buildings with a total of 244 spaces;**
  - **A single-story recreation building;**
  - **A single-story maintenance building;**
  - **Site improvements and infrastructure typically associated with multi-family developments.**
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. **The subject property is located at 849 E. Magnesium Road (formerly 777 E Magnesium), Spokane, WA. Parcel #36201.0016 in the SW ¼ of the NE ¼ of Section 20, T 26 N, R 43 EWM.** *RB*

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13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? (CARA)? **Yes.**

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The General Sewer Service Area? **Yes.**

The Priority Sewer Service Area? **Yes.**

The City of Spokane? (See Spokane County's ASA Overlay Zone Atlas for boundaries.) **Yes.**

14. The following questions supplement Part A:

a. Critical Aquifer Recharge Area (CARA)/Aquifer Sensitive Area (ASA):

1. Describe any systems, other than those designed for the disposal of sanitary waste; installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains.) Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities.) **Grassy swales will be installed for biofiltration treatment of contaminated stormwater runoff from pollutant generating impervious areas, such as asphalt pavement, and pre-cast drywells will be installed for the subsurface disposal. The grassy swales will be sized to treat runoff and sized to store and dispose the runoff from a 10-year design storm event in accordance with the Spokane Regional Stormwater Manual. The primary contaminants expected to be treated by grassy swales will come from automobiles such as oil drippings.**
2. Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or under ground storage tanks? If so, what types and quantities of material will be stored? **None anticipated.**
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. **NA.**
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? **None anticipated.**

b. Stormwater

1. What are the depths on the site to groundwater and to bedrock (if known)? **According to the Geotechnical Report, no groundwater or bedrock was encountered during test pit excavations.**
2. Will stormwater be discharged into the ground? If so, describe any potential impacts. **Stormwater is anticipated to be conveyed within paved areas and storm drain pipes to bio-filtration swales and disposed of through standard drywells in accordance with Spokane County and Eastern Washington stormwater policies. No**

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adverse impacts are anticipated.

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## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

- a. General description of the site (circle one):  
flat, rolling, hilly, steep slopes, mountains, other:  
The site consists of a rolling topography with less than 25% slopes.
- b. What is the steepest slope on the site? (Approximate percentage slope?)  
The site has less than 25% slopes.
- c. What general types of soils are found on the site? (i.e. clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils specify them and not any prime farmland. From USDA Soil Survey: Marble loamy sand, Urban land-Marble disturbed complex, 0 to 8 percent slopes.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: Unknown.
- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill: There likely will be cutting/filling of no significance associated with the necessary grading, utilities, and apartment construction.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: Yes, in the form of dust and/or sedimentation.
- g. About what percentage of the site will be covered with impervious surfaces after project construction? (i.e., asphalt or buildings?) Impervious surfaces would account for approximately 75% of the site.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: An Erosion and Sedimentation Control plan will be prepared for the site relating to all clearing and construction on the site. Temporary BMP's will be specified during construction activities to minimize erosion and to limit erosion to the project site. Once completed, the project site will experience negligible erosion.

### 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: Construction equipment emissions during construction and automobile emissions associated with standard multi-family housing is anticipated. Dust from conventional construction activity is anticipated.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: Automobile emissions from adjacent roadways may be noticeable.
- c. Proposed measures to reduce or control emissions or other impacts to air, if

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any: None

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### 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 or 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 the described waters (within 200 feet)? If yes, please describe and attach available plans. No.
3. Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. N/A.
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. None known.
6. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

#### b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose and approximate quantities if known: No.
2. Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve: None.

#### c. Water runoff (including stormwater)

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any. (include quantities, if known).  
**Stormwater runoff from impervious surfaces (parking lots, driveways, roofs) is anticipated to be collected and conveyed within paved areas and storm drain pipes to bio-filtration swales and disposed of through standard drywells in accordance with Spokane Regional and Eastern Washington stormwater policies. No adverse impacts are anticipated.**
2. Could waste materials enter ground or surface waters? If so, generally describe: **Not likely. There are no surface waters on or adjacent to**

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the site.

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- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any: **Applicable stormwater BMP's in accordance with local, state, and federal regulations will be implemented.**

### 4. Plants

- a. Check or circle type of vegetation found on the site:
- x **Deciduous tree:** Alder, Maple, Aspen, other
  - x **Evergreen tree:** Fir, Cedar, Pine, other
  - x **Shrubs**
  - x **Grass**
  - Pasture
  - Crop or grain
  - Wet soil plants: *Cattail, Buttercup, Bullrush, Skunk Cabbage, other*
  - Water plants: *Water Lily, Eelgrass, Milfoil, other*
  - x Other types of vegetation
  -
- b. What kind and amount of vegetation will be removed or altered? **All types of existing vegetation noted above will be removed and replaced with urban-type landscape plants and materials.**
- c. List threatened or 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: **Future landscaping will be standard residential-type vegetation including; grass, trees, flowers, etc. Existing, mature trees will be preserved to the greatest extent possible.**

### 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.*  
**Fish:** *bass, salmon, trout, herring, shellfish, other.*  
**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:  
**None.**

### 6. Energy and Natural Resources

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

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will be used for heating, manufacturing, etc.: **Electricity and natural gas will be used by the future buildings and site lights.**

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- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: **Not likely.**
- 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: **Future buildings will be constructed in accordance with the State Energy Code.**

### 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 health hazard risks beyond standard residential-type exposures.**
  1. Describe special emergency services that might be required. **Expected emergency services would be consistent with standard residential-type needs, e.g., fire, police, ambulance, etc.**
  2. Proposed measures to reduce or control environmental health hazards, if any: **None.**
- b. Noise:
  1. What types of noise exist in the area which may affect your project?" (i.e., traffic, equipment, operation, other): **Traffic noise from adjacent streets would have some effect on the project.**
  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? (i.e., traffic, construction, operation, other). Indicate what hours noise would come from the site: **Noise from construction equipment would be expected from construction activities. Post-construction noise would be consistent with typical residential and urban uses.**
  3. Proposed measures to reduce or control noise impacts, if any: **None.**

### 8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? **The current site is undeveloped. The surrounding property consists of Jay Avenue and commercial developments along the north boundary; Magnesium Road and multi-family residential developments along the south boundary; Nevada Street and commercial developments along the east boundary; Dakota Street and single-family residential developments along the west boundaries.**
- b. Has the site been used for agriculture? If so, describe: **It doesn't appear so.**

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- c. Describe any structures on the site:  
**None.**
- d. Will any structures be demolished? If so, which? **No, the site is currently undeveloped.**
- e. What is the current Zoning Classification of the site?  
**The current zoning classification is O-35.**
- f. What is the current Comprehensive Plan designation of the site?  
**The current land use is Office.**
- 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 a Critical Area? If so, specify:  
**None known.**
- i. Approximately how many people would reside or work in the completed project?  
**Assuming 2-3 people per unit, approximately 1008 – 1512 people would reside on the site when completed.**
- 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: **Development will be in accordance with applicable City development and building standards. The proposed land use is consistent with the allowable zoning use and comprehensive plan designation.**

### 9. Housing

- a. Approximately how many housing units would be provided, if any? Indicate whether high, middle or low-income housing: **504 housing units are proposed and are anticipated to be low to middle income level living units.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing: **No living units will be eliminated.**
- c. Proposed measures to reduce or control housing impacts, if any: **None**



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### 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? **All multi-family buildings will be 3-stories in height. Actual heights will vary, but will be in compliance with the maximum height restrictions allowed in the O-35 zone, or the City's allowed variances.**
- b. What views in the immediate vicinity would be altered or obstructed? **None anticipated.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **None.**

### 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Exterior lighting associated with multi-family residential developments can be expected, e.g., street lights, housing lights, etc.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not likely.**
- c. What existing off-site sources of light or glare may affect your proposal? **Exterior lighting from adjacent homes and street lights may have minor effects on the proposed development.**
- 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 in the immediate vicinity.**
- 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.**
- 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.**

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

### 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. Primary access would be from Magnesium Road on the south and Jay Street on the north. Secondary access may be proposed from Dakota Street on the west. Three driveways are anticipated.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes. There is a transit stop at the northeast corner of the site at the intersection of Nevada Street and Jay Avenue.
- c. How many parking spaces would the completed project have? How many would the project eliminate? Approximately 900 new parking spaces would be created with the project. No parking spaces would be eliminated. Portions of the project will displace an abandoned paved parking lot of unknown number of spaces.
- 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.
- 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 would occur. The maximum average daily trips anticipated is estimated to be 3,755 trips.
- g. Proposed measures to reduce or control transportation impacts, if any: None.

### 15. Public Services

- a. Would the project result in an increased need for public services? (i.e., fire protection, police protection, health care, schools, other) If so, generally describe: Yes, the increased need for all urban utilities would be proportional to the number of new residents in development. Future needs are not expected to be significant.
- 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:

x Electricity  
x Natural gas  
x Water  
x Refuse service

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**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. **All the utilities listed above will be needed for the development. The service providers are:**

**Water – City of Spokane**

**Sewer – City of Spokane**

**Electricity and Natural Gas – Avista Utilities**

**Telephone – unknown**

**Refuse – City of Spokane**

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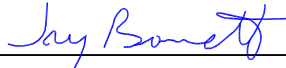
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**C. SIGNATURE**

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: 3/4/22

Print Name: Jay Bonnett

Signature: 

Proponent Name: Jay Bonnett, agent

Address: 803 E. 3<sup>rd</sup> Avenue, Spokane, WA 99202

Phone Number(s): Home: 509-534-3929 Mobile: \_\_\_\_\_

Email Address: [jbonnett@jrbonnett.com](mailto:jbonnett@jrbonnett.com)

Name of person completing form: Jay Bonnett

Address of person completing form: Same as above

Phone number(s) of person completing form: Same as above

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Staff member(s) reviewing checklist: \_\_\_\_\_

Based on this staff review of the Environmental Checklist and other pertinent information, the staff concludes that:

- \_\_\_\_\_ A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- \_\_\_\_\_ B. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with condition.
- \_\_\_\_\_ C. There are probably significant adverse environmental impacts and recommends a Determination of Significance.

Pages 13, 14, and 15 in the initial submittal were for a different project and do not apply to this project *RB*