

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No. _____

21st and Cuba Development WCE# 2725

PLEASE READ CAREFULLY BEFORE COMPLETING THE 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 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:** 21st and Cuba Development

2. **Applicant:** Whipple Consulting Engineers
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617

3. **Agent or Primary Contact:** Todd R. Whipple, P.E. or Austin Fuller
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617

4. **Location of Project:**
Address: The site is located in and around 4207 E. 21st Ave along 21st Avenue between Cuba Road and Havana Road, and up to 60 feet beyond the Right of Way.

Section: 27 Quarter: NE, SE Township: 25N Range: 43E

Tax Parcel Number(s): 35274.3224, 35274.3225, 35274.3226, 35274.3218, 35274.3219, 35274.3220, 35274.3221, 35271.4332, 35271.4306, 35271.4307, 35271.4308, 35271.4324, 35271.4325, 35271.4326, 35271.4327, 35271.4328, 35271.4329, 35271.4330

5. Date checklist prepared: March 28, 2022

6. Agency requesting checklist: Department of Ecology for coverage under the Construction Stormwater General Permit (CSGP).

7. Proposed timing or schedule (including phasing, if applicable):
Street and utility construction began fall of 2021 and anticipated to end summer of 2022. Home construction anticipated to begin summer of 2022 and end fall of 2023.

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
Currently there are no plans for future additions, expansion, or further activity related to or connected with this proposal.

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
No, the owner of this property does not own or have options on land nearby or adjacent to this proposal.

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

A SEPA Checklist will be prepared for this proposal. A geotechnical report was prepared for this development on January 18, 2021.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

This SEPA checklist is to fulfil SEPA requirements for obtaining a CSGP and by extension all applicable permits required for the development of single-family residences in the City of Spokane that have not previously been issued. A CSGP is pending approval by the Department of Ecology.

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

This project required approval and permitting of the following: building permits, water plans, sewer plans, storm drainage plans, street plans, UIC registration, street permit, utility permit, street tree plan, and clean air permit. At this time, no other permits are required, other than this SEPA for the noted CSGP.

12. 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.

This project proposed to construct infrastructure and homes on lots created in 1909. The existing 18 parcels are on approximately 4.75 acres which requires construction of the existing and vacant 21st Avenue, widen Cuba Street, and start to improve the existing Havana Street ROW where the proposed development is adjacent to the property. The (1909) parcels were originally platted under the Lincoln Heights and Pinecroft Terrace Addition plats and were at some point aggregated. In 2021, lot line segregations reestablished to the underlying 18 lots.

13. 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 application related to this checklist.

This proposal is in the NE and SE ¼ of Section 27, Township 25 N., Range 43 E., W.M. on properties along the north and south of 21st Avenue between Cuba Street and Havana Street on parcel numbers 35274.3224, 35274.3225, 35274.3226, 35274.3218, 35274.3219, 35274.3220, 35274.3221, 35271.4332, 35271.4306.

35271.4307, 35271.4308, 35271.4324, 35271.4325, 35271.4326, 35271.4327, 35271.4328, 35271.4329 and 35271.4330. The site is located at or near 4207 E. 21st Ave.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
- The General Sewer Service Area? Yes No
- The Priority Sewer Service Area? Yes No
- The City of Spokane? Yes No

15. 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).

This proposal, laying in the high susceptibility area, used stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which included grassed percolation areas, L.I.D. Ponds, drywells, detention ponds and gravel galleries. All approved storm drainage report and plans are available from the City of Spokane.

- (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?

After the development of the project, it would be expected that household volumes of these types of chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. During construction, no large volume of chemicals will be stored on site.

- (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.

Applicable BMP's will continue to be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small household leaks or spills will be adequately handled prior to leaving the hard surface areas.

- (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 large volumes of chemicals are anticipated to be stored onsite within the residential development, therefore there is no direct spill or leak risk to groundwater or through a UIC structure.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Based on well logs in the area, depth to groundwater is approximately 80 feet below grade.

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

Yes, stormwater will be discharged into the ground as allowed per the SRSM per the approved stormwater plans on file at the City of Spokane. This discharge requires treatment prior to discharge. No potential impacts are anticipated at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: Answer

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

Based on the final grade on the street and storm plans, the steepest slope on site is approximately 3.5%.

- 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.

According to a USDA NRCS soil report, the following soil types are found onsite:

3118–Rockly-Cocolalla complex, 0 to 8 percent slopes

7103–Xerolls silt loam, warm, mass wasted, 8 to 25 percent slopes

7131–Urban land-Northstar, disturbed complex, 3 to 8 percent slopes

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

No, there are no surface indications or history of unstable soils in the immediate vicinity.

- 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.

Onsite grading has been provided for the streets, lots and building pads. The grading involved removal of organics, preparation of street subgrade and preparation of building pads. This has occurred over the entire site. Grading quantities for this project were approximately 4,000 CY with a cut of 1,524 CY and fill of 2,455 CY. The net fill of 931 CYD was primarily road building materials such as crushed rock, pavement, etc. All import or export of materials were from/to a preapproved source/destination and coordinated with the City of Spokane Development Services Center.

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

Some minor localized erosion from wind and rain may occur during construction but would be mitigated using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping.

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

The development of the site will have about 35% to 40% impervious coverage which includes roads, sidewalks, driveways and home construction.

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

Erosion will be reduced and controlled using appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.

2. Air

- a. What type 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, some fugitive dust could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing.

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

There are no known off-site sources of emissions or odor that may affect this proposal.

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

All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements. Future tenants may require additional review through SRCAA depending on future construction on land disturbing actions.

3. Water

- a. SURFACE WATER:

- (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.

No, there are no surface water bodies on or in the immediate vicinity 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.

No, this project will not require work over, in, or adjacent to surface waters as none exist onsite.

- (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.

No fill or dredge material is anticipated to be placed in or removed from the site.

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

This proposal will not require surface water withdrawals or diversions.

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

This proposal does not lie within a 100-year floodplain per FIRM panel 53063C0563D.

- (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 waste materials will be discharged to surface waters as the site will be connected to public sewer.

b. GROUNDWATER:

- (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.

No groundwater will be withdrawn from this site. All potable water used will be provided by the local purveyor (the City of Spokane) per their existing water right. The project's stormwater will be discharged to the underlying soils and groundwater per the approved storm drainage report.

- (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.

No water will be discharged via septic or other onsite systems. The subject site is in and will be served by the City of Spokane. The site is expected to serve approximately 49 (18*2.7) people.

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). Where will this water flow? Will this water flow into other waters? If so, describe.

This project is expected to generate water from PGIS surfaces that would require 3,687 C.F. of pond treatment area, 5,165 C.F. was proposed in the approved stormwater report for the 50-year storm.

The source of runoff from this site after completion of the development will be from the constructed elements of the development including but not limited to homes, streets, sidewalks, driveways, lawns open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater, please see the approved plans and SWPPP on file at the City of Spokane. As noted, pre-developed flows will continue to be discharged in the manner that they exist today to downstream properties.

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

All future runoff will be treated in the catchment area before discharge. Waste generated on site will be discharged via public sewer.

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

No, pre-developed flows are expected to continue to discharge in the manner that they exist today to downstream properties. All other flows along 21st, Cuba and Havana will be controlled per the approved drainage report.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

As noted previously, the project will be developed per the approved plans, which met the requirements for stormwater as outlined in the SRSM.

4. Plants

a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: None

Evergreen trees: fir cedar pine

Other: None

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: None

Water plants: water lily eelgrass milfoil

Other: None

Any other types of vegetation:

None

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

At the present time it would be expected that all onsite vegetation would be removed.

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

A review of the Fish and Wildlife Map on IPaC and the Priority Habitat Species map with the WDFW did not reveal any critical habitat onsite. There are 10 plant species listed in Washington. Of these, none are found on site.

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

Drainage areas will be vegetated per the approved plans, street trees are required.

e. List all noxious weeds and invasive species known to be on or near the site:

There are no known noxious weeds or invasive species known to be on or near the site.

5. **Animals**

- a. Check and 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:

Birds: hawk heron eagle songbirds

Other: Crows, pigeons, and other urban bird species.

Mammals: deer bear elk beaver

Other: Squirrels.

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories): None

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

A review of the WDFW PHS and U.S. Fish and Wildlife IPaC Maps did not reveal any critical habitat. There are 21 animal species listed in Washington. Of these, none are found on site; however, the following have habitat that covers this region: Yellow-Billed Cuckoo, Bull Trout and Monarch Butterfly (Candidate). While Bull Trout have been rarely observed in the Spokane River, stormwater from the site is not anticipated to affect Bull Trout habitat.

The WDFW PHS map identifies big brown bat habitat; however, this habitat is obfuscated to the township level to prevent human interference. Please note that similarly to other bat species in the region (Townsend's big-eared bat and Yuma myotis), this species is considered sensitive, but is not endangered or threatened. The PHS map identifies at least one of the bat species within approximately ¾ of the City of Spokane.

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

Spokane County and the City of Spokane are part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that bald eagle, black tern, Cassin's finch, evening grosbeak, lesser yellowlegs, olive-sided flycatcher, and Rufous hummingbird may transit through the area.

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

As this will be a highly urbanized development inside the Urban Growth Boundary, no preservation or enhancement will be provided that may divert wildlife away from habitat located outside the UGA.

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

There are no invasive animal species known to be on or near the site.

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.

Electricity and natural gas will be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.

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

The homes will be 35' max height or as allowed by code which should not affect solar energy collection by neighboring parcels.

- 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:

At this time none are proposed beyond those required by current city, state, county, and national energy codes.

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.

As this is a residential development, large volumes of chemicals are not anticipated to be stored onsite.

No non-residential exposure would be expected.

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

There are no special emergency services that would be required for this residential development project.

- (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.

There are no known existing hazardous chemicals or conditions that might affect project development and design.

- (3) Describe any toxic or hazardous chemicals/conditions 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.

This project will be served with gas and public sewer. This service is expected to be utilized to residential standards.

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

There are no special emergency services that would be required for this residential development project.

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

No measures are proposed to reduce or control environmental health hazards.

b. NOISE:

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

Typical construction noise associated with land disturbing and construction with nearby sites may occur but is not anticipated to impact this project. Please note that this project is under construction at this time.

- (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.

In the short term, noises from construction equipment for both land disturbing and building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction has been restricted to hours allowed by code.

8. Land and shoreline use

- 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 project site is currently under construction. Adjacent properties are single-family residences and large-lot single-family residences to the north, east, southwest and west; and vacant land and a single-family residence to the southeast.

- 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?

No resource lands have been designated on this site. No farm or forest land will be converted to non-farm or non-forest use.

- 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:

There are no surrounding working farm or forest land operations in the surrounding area which might affect or be affected by this proposal.

- c. Describe any structures on the site.

There are no structures onsite.

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

No structures will be demolished with this project.

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

The current zoning classification of the site is RSF.

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

The current comprehensive plan designation of the site is Residential 4-10.

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

There is no current shoreline master program designation of the site.

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.

The City of Spokane GIS does not identify any critical areas.

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

The site is expected to serve approximately 49 (18*2.7) people.

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

This project is not anticipated to displace any people.

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

This project anticipates no displacements. No measures are proposed.

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

The project has been approved and is under development in accordance with the applicable city codes and standards for residential development, streets, and utilities and the subsequent conditions of approval.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance.

9. Housing

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

Approximately 18 middle-to-high-income housing units are proposed to be provided with this project.

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

No housing units will be eliminated with this project.

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

No measures are proposed to reduce or control housing impacts as none are anticipated.

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?

Maximum height as allowed by code, 35'. Exteriors may be one of the following or a combination: wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.

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

Localized street level views of the site from adjacent residences would be altered with development.

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

Street trees and market-based home construction as to facade look, color, and texture.

11. Light and Glare

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

The development will be illuminated at night consistent with City of Spokane zoning codes and standards.

It should be expected that several streetlights will be added as well as additional porch and driveway lights, all to residential levels.

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

Light or glare generated on the project site is not anticipated to be a safety hazard or interfere with views.

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

As this project is located on an undeveloped road with minimal access, offsite sources of light or glare are minimal and not anticipated to affect this proposal.

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

There are no proposed measures to reduce or control light or glare impacts as no impacts are anticipated.

12. Recreation

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

Thornton Murphy Park is the nearest designated recreational opportunity and is approximately 0.9 miles from the project site. Nearby informal recreational opportunities include the Spokane Raquet Club and Lincoln Heights Elementary.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

As the property is currently private property, the project is not anticipated to displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

There are no measures proposed to reduce or control impacts to recreation.

13. Historic and cultural preservation

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

A WISAARD search revealed no eligible buildings, structures, or sites on or near the property.

- 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.

There are no landmarks, features, or other evidence of Indian or historic use or occupation.

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Direction related to an inadvertent discovery plan has been included in the plan noting that during construction, if any artifact or human remains are discovered the project will stop in that area, and the city and owner will be notified.

- 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.

There are no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance of resources beyond following local, state, and federal laws.

14. Transportation

- 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.

This project will utilize 21st Avenue, Cuba Street, and Havana Street.

- b. Is 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 nearest transit stop to the property is Freya @ Congress, approximately 0.4 miles to the west-northwest for bus 34.

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

Each residence will have at minimum two garage and two driveway spaces for a total of 74 designated parking spaces in addition to street parking. No formal spaces will be eliminated.

- 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).

This proposal will extend portions of 21st Avenue, Cuba Street, and Havana Street to serve the properties.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No, the project will not use or occur in the immediate vicinity of water, rail, or air transportation.

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

This project is anticipated to generate 16 AM peak hour trips, 201 PM peak hour trips, and 209 ADT.

- 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, general describe.

This project is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

No measures are proposed to reduce or control transportation impacts beyond paying applicable impact fees.

15. Public services

- 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.

Yes, this project will result in an increased need for public services; however, services are not anticipated to increase beyond an acceptable level as anticipated by the Comprehensive Plan.

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

There are currently no proposed impacts beyond following requirements and regulations of municipal or state code.

16. Utilities

- a. Check utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system

Other: Answer

- 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:

Sewer and Water will be provided by the City of Spokane. Sewer and water connections are anticipated to be taken from 21st Avenue.

Electricity and natural gas will be provided by Avista.

Telephone will be provided by Centurylink.

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: March 28, 2022

Signature: *Austin J Fuller*

Please Print or Type:

PROJECT PROPONENT:

Name: Austin J Fuller

Address: 21 S. Pines Rd.

Phone: 509-893-2617

Spokane Valley, Wa 99206

CHECKLIST PERPARER (If different from proponent):

Name:

Address:

Phone:

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Staff Name

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