

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

**File No.** \_\_\_\_\_

**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: Garden Springs Apartments
2. Applicant: Brumback, Inc. – Nick Brumback
3. Address: 1717 S. Rustle St., Suite 203  
City/State/Zip: Spokane, WA 99224 Phone: (509) 924-3939  
Agent or Primary Contact: T-O Engineers – Vince Barthels, Environmental Services Manager  
Address: 1717 S Rustle St., Suite 201  
City/State/Zip: Spokane, WA 99224 Phone: (509) 319-2580  
Location of Project: North of, and concurrent with, Garden Springs Professional Building  
Address: Project is primarily located on 1805 S Rustle St. and east adjacent parcel with unassigned address (planned to change this address). Access and site improvements to occur on portions of 1717 S Rustle St., 1821 S Rustle St., and adjacent unassigned addresses.  
Section: 26 Quarter: NW Township: 25N Range: 42E  
Tax Parcel Number(s): Primary proposed apartment construction on parcels 25262.0707 and 25262.0706. Access and site improvements on to occur on portions of parcels 25262.0704, 25262.0702, 25262.0703, and 25262.2226.
4. Date checklist prepared: 7/14/2022
5. Agency requesting checklist: City of Spokane (CoS)
6. Proposed timing or schedule (including phasing, if applicable): Site development work anticipated to begin Fall 2022. Building construction to begin Spring 2023
7. a. Do you have any plans for future additions, expansion, 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.  
Yes. Brumback owns the parcels (25262.0704, 25262.0702, 25262.0703, and 25262.2226) that are to accommodate circulation and other minor site improvements. These parcels make up the existing Garden Springs Professional Building (GSPB) and associated parking.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
A concept drainage report will be submitted to the CoS. Stormwater improvements may require a Washington Department of Ecology (Ecology) general permit.
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 known applications are pending at this time.
10. List any government approvals or permits that will be needed for your proposal, if known.
  - A grading permit and necessary building permits are anticipated from the CoS.

- An underground injection control (UIC) permit will be needed from Ecology for new drywell(s).
- A mutual use agreement between the lots for access, garbage, and stormwater will be required from the CoS.
- An address change and boundary adjustment will be applied for from the CoS.

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.

The purpose of this project is to provide new multifamily housing with the necessary improvements for adequate parking. The primary project site consists of approximately 72 new units and 76 parking spots (including 4 ADA parking spots), as well as associated connecting pavements and stormwater infrastructure on approximately 0.88 acres.

To meet parking availability requirements for new housing, additional parking spaces have been provided (~23) and designated (20+) on the adjacent GSPB property, also owned and managed by Brumback, inc. (portions of an approximately 2.01-acre site).

General site improvements across both the primary project site and adjacent GSPB site include fencing, connecting pavements to parking lots, and landscaping. This SEPA will address the new development on parcels 25262.0707 and 25262.0706 (primary site) unless specified otherwise.

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 application related to this checklist.

The primary site is located on Spokane County parcels 25262.0707 (currently 1805 S Rustle St) and 25262.0706. Access and site improvements on to occur on portions of parcels 25262.0704, 25262.0702, 25262.0703, and 25262.2226 (adjacent GSPB site). The overall site is within the northwest ¼ of Section 26, Township 25 North, Range 42 East. See Attachment A, SEPA Site Plan Exhibit.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

The proposed action lies within the City of Spokane. The overall site is within the moderate susceptible Critical Aquifer Recharge Area for the Spokane Valley Rathdrum Prairie Aquifer.

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).

There are three areas of proposed grassed infiltration swales. A concept drainage report will be developed to further address onsite stormwater. Stormwater resulting from the proposed action will be contained onsite.

- (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?

The project will not store chemicals in aboveground or underground storage tanks.

- (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.

The project will not store or use chemicals on site. The project involves various parking areas, and some petroleum products may leak on this surface. It is expected that site drainage facilities will be designed typical of parking lots and in accordance with CoS design requirements.

- (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 chemicals are expected to be stored, handled, or used on the overall site as part of this proposed action. However, the project involves parking, and some petroleum products may leak on this surface. It is expected that stormwater facilities will mitigate any leakage of petroleum products.

b. Stormwater

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

Depth to groundwater is mapped to be greater than 80 inches per the NRCS web soil survey report. Bedrock is mapped to be present from approximately 26 to 36 inches. A forthcoming geotechnical report will further address the depths to groundwater and bedrock.

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

Stormwater will be retained onsite. Swales will be provided and appropriately designed to infiltrate runoff from new impervious surfaces per the Spokane Regional Stormwater Manual.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: \_\_\_\_\_

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

The mapped project area footprint slopes range from 3% to 8% (Natural Resources Conservation Service [NRCS] web soil survey). However, the site has been historically cleared and graded, therefore it is possible that the true maximum slope is on the lower end of that range. There is a sliver directly east of the project area with mapped slopes ranging from 15% to 30%. Construction will not occur on this section.

- 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.

Urban land-Northstar, disturbed complex, 3 to 8 percent slopes, is the dominant soil type found on site per the Natural Resources Conservation Service (NRCS) web soil survey. This is made up of cobbly ashy loam and gravelly ashy loam. The entire site is mapped as not prime farmland.

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

The site is currently cleared and vacant, there are no visual indications or history of unstable soils. The area is mapped to have Latah Formation hazardous geology on the City of Spokane GIS map.

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

The site has been historically graded and has been historically used as an overflow parking area for the Quality Inn & Suites property to the north of the primary site. There will likely be no net fill, with some potential for cut with the installation of stormwater swales. Backfill materials may be required if on-site, native material is not satisfactory. Backfill materials include subbase course, crushed aggregates, pipe bedding, and topsoil.

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

Erosion may occur on exposed soil as a result of site grading; however, this concern is minimal given the location and slope of the project footprint. It is likely that general construction best management practices (BMPs) such as occasional site watering would likely mitigate any erosion.

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

The primary site will contain approximately 84% (0.74 acres) impervious surfaces following project construction. Parking improvements to the adjacent GSPB site will result in approximately 64% (1.35 acres) impervious surface on that site as well.

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

Site watering will occur as necessary. Silt fence and construction fence to be provided on the property boundary adjacent to the Finch Arboretum.

## **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.

Typical emissions from heavy machinery and construction vehicles. These emissions are expected to be temporary and insignificant during construction. There are no known operation/maintenance emissions.

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

Offsite sources of emissions or odor may include exhaust from traffic on Rustle St. However, this not expected to affect the proposal.

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

There are no measures to control emissions. Emissions from construction are expected to be temporary and insignificant. BMPs may include limiting vehicle/equipment idling during construction.

### 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.

Primary development of the proposed multifamily housing will occur >200 feet from Garden Springs Creek, which is located within the Finch Arboretum. At its nearest point, Garden Springs Creek is approximately 120 feet from the adjacent GSPB site. However, the site improvements on this site are isolated by both lateral distance and a significant elevation change. Additionally, a silt fence will separate the site from the Arboretum and the creek to restrict sediments from discharging into these areas.

- (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.

There will be no work performed in or over any surface waters. As described above, at their nearest point, some of the site improvements on the adjacent GSPB site will be within 200 feet of Garden Springs Creek. However, in addition to the lateral distance (~120 feet) from Garden Springs Creek, the overall project site is on a terrace approximately 30 feet above the creek (Google Earth). Silt fence is expected to protect any site materials from entering Garden Springs Creek.

- (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 material or dredge material would be placed in or removed from surface water or wetlands for this project.

- (4) Will the proposal require surface water withdrawals or diversions? If yes, 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.

The proposed site is located within FEMA Zone X, which includes areas outside of the 100-year floodplain as well as areas within the 100-year floodplain with an average depth of less than one foot or with drainage areas less than one square mile.

- (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. 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 for drinking purposes, as this project will be connected to the CoS water system. Stormwater runoff will be treated onsite and infiltrate to groundwater. Increased stormwater runoff will occur as a result of added impervious surface associated with the project. This will be accommodated by new stormwater management infrastructure (drywell(s) and swales). Approximate stormwater discharge volumes (retained onsite) will be provided in a forthcoming concept 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.

Not applicable. No discharge of waste material to ground is expected to occur as the project will be connected to the CoS sewer system.

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.

The primary source of runoff will be from stormwater discharge associated with the new impervious surfaces (buildings and parking areas). Runoff will be collected into catch basins and infiltrated onsite; it will not be conveyed into any offsite systems. Additional information regarding runoff will be provided in a forthcoming concept drainage report.

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

Grassed bio-infiltration swales will continue to be incorporated into the stormwater infrastructure to limit waste materials entering groundwater. The project is not expected to impact any surface waters. Runoff will remain onsite.

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

The primary site currently consists of undeveloped grasses and will become fully developed with minor landscaping and swales, altering the existing drainage patterns on the site. The proposed project will require additional stormwater facilities on both the primary site and adjacent existing GSPB site. This will be further assessed and addressed in the Concept Drainage Report. The new drywell(s) will need to be permitted in coordination with the Washington State Department of Ecology.

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

The stormwater facilities will be installed and improved as necessary to accommodate the proposed development and adjacent site improvements (new drywell(s) and swales). BMPs such as site watering and applicable permitting requirements shall be employed during construction and/or operation as necessary.

#### 4. Plants

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

Deciduous tree:  alder  maple  aspen

Other: chestnut, red osier dogwood, Russian olive

Evergreen tree:  fir  cedar  pine

Other: spruce

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

Other types of vegetation: turf grasses and forbs

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

As part of the site grading process, it is anticipated that the entire primary site (~0.88 acres) as well as the areas associated with the site improvements on the adjacent site (~0.36 acres) will be cleared and grubbed. Some landscaping and grassed stormwater swales will be installed, per CoS requirements.

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

There is one species, Spalding's catchfly, identified as threatened on the US Fish and Wildlife Service Information for Planning and Consulting (IPaC) list. It is anticipated that the proposed action would have no effect on this species as the site does not contain the preferred habitat features for Spalding's catchfly.



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

Minor landscaping efforts are to occur on both the primary and adjacent GSPB sites. Pre-development communications with CoS have identified a requirement for type L2 (See-Through Buffer) landscaping 6-feet behind the sidewalk, with a preference for living groundcover. Per CoS Code 17C.200.030, type L2 landscaping is intended to provide a continuous three- to four-foot screen while maintaining buffered views into and out of the site.

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

No noxious weeds are known to occur on or near the site. Russian olive occurs on the primary site, near the boundary between with the adjacent GSPB site. The primary site will be cleared and grubbed, then developed and landscaped, therefore removing this invasive species. The adjacent GSPB site is covered in impervious surface and maintained landscape grasses.

## 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: turkey, woodpecker

Mammals:  deer  bear  elk  beaver

Other: marmot, moose

Fish:  bass  salmon  trout  herring  shellfish

Other: None

Other (not listed in above categories): \_\_\_\_\_

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

There are three species identified as threatened, endangered, or candidate on the US Fish and Wildlife Service Information for Planning and Consulting (IPaC) list, including yellow-billed cuckoo, bull trout, and monarch butterfly. It is anticipated that the proposed action would have no effect on these species as the site does not contain the preferred habitat features for these species.

The Washington Department of Fish and Wildlife Priority Habitats and Species list identifies two species that may occur on or near (within 200 feet) the site, big brown bats and Townsend's big-eared bat. Bat habitat is not known to be present in the project footprint. The anticipated construction work is temporary in nature and unexpected to impose significant or long-term adverse impacts to either bat species. Following construction, the project is unlikely to significantly impact any big brown or Townsend's big-eared bats in the vicinity as it is consistent with nearby developments. The adjacent Finch Arboretum contains bat houses and is expected to continue to provide refuge to these

species as needed through construction and post-development, as the project will not impact the Arboretum.

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

The IPaC list identifies bald eagle, Cassin's finch, evening grosbeak, Lewis' woodpecker, and Rufous hummingbird as migratory birds that may occur in the (overall) project area. It is possible that migrating birds may reside or breed within both the primary site and adjacent GSPB site. However, with the nearby presence of Finch Arboretum and other relatively undisturbed areas, it is likely that any migrating birds would be able to find sufficient accommodations outside of the proposed development area. Additionally, construction activities, which are often the most disruptive stage of development, are temporary.

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

None. The existing vacant lot (primary site) provides little habitat and development of the lot is not expected to necessitate measures to preserve or enhance wildlife. Additionally, this project is largely disconnected from nearby habitat due to existing development of the GSPB, UHAUL, and Quality Inn & Suites to the south, west, and north, respectively. The Finch Arboretum is located east of the proposed site, at a relatively significant decrease in elevation, and therefore is not expected to be adversely affected by the proposed development.

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

There are no known 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.

Petroleum oil will be used for vehicle/equipment fuel (and asphalt pavement) during the construction phase. The proposed multifamily residential development will use electricity for power and heating.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

No special energy conservation features included at this time. CoS building codes, as they relate to energy conservation/efficiency, will be followed.

## **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.

Spills and exposure to petroleum oils on a small scale are possible, as the proposed project includes parking areas. There is some risk of fire with the development of multifamily housing. However, these risks are relatively insignificant. Fire protection will be designed according to current CoS standards.

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

None known.

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

None known.

- (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.

None known.

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

None known. It is anticipated that the existing services will be sufficient.

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

None proposed.

b. NOISE:

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

Construction equipment and traffic noise will occur near the project, though it is not expected to have significant impacts on the proposed project. Rustle St. is classified as an urban major collector, generally having more traffic than a local road, but less than an arterial; traffic noise from this road is not likely to have significant adverse impacts. The project is located approximately 2.1 miles from the Spokane International Airport Runway 21, and experiences some minor intermittent aircraft noise.

- (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.

The project will generate construction noise on a short-term basis. The construction will occur with allowed noise hours of 7am and 7pm, during daylight hours. There may be some noise attributed to resident vehicles traveling to and from the multifamily housing, though this noise is not expected to be significantly adverse or out of character for the area.

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

None. Primary noise impacts are anticipated to be temporary as a result of construction activities, and any post-construction noise is expected to be insignificant and typical of multifamily housing.

**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 primary site is currently vacant, with a CoS land use plan designation of General Commercial. The adjacent GSPB site land use is General Commercial. Land uses adjacent to the overall proposed development includes General Commercial to the north, west, and south. The Finch Arboretum to the east has a land use designation of Open Space. The proposal will not affect the current land uses of any adjacent properties. Multifamily residential is an allowable land use within planned General Commercial areas.

- 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?

Not applicable. The primary site has been vacant and/or serving as additional parking since at least 1985 (Google Earth Aerial Images). Likewise, the adjacent GSPB site has been developed with the office building and parking areas since at least 1985.

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

No. There are no farm or forest land business operations in the immediate vicinity.

- c. Describe any structures on the site.

There are no structures on the vacant primary site. The adjacent GSPB site contains one office building and associated parking areas.

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

No structures will be demolished. Some parking areas on the adjacent GSPB site may be improved and/or restriped.

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

The current zoning classification of both the primary site and adjacent GSPB site is Community Business (CB-55), with listed development options of Residential Multifamily and Residential High Density.

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

General commercial.

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

Not applicable. The overall proposed project site is not located within any shoreline jurisdiction.

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

The east-most portion of both the primary site and adjacent GSPB site is mapped as having erodible soils. The proposed parking access road is expected to be west of this area.

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

Currently, approximately 72 housing units are proposed.

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

None, the primary site is currently vacant, and no one would be displaced from the adjacent GSPB site by the proposed site improvements.

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

Not applicable.

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

Not applicable. The project is consistent with all existing and projected land uses for the parcels.

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

None. No nearby agricultural or forest lands of long-term commercial significance occur.

## 9. Housing

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

Currently, approximately 72 middle income units are proposed.

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

None.

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

No adverse housing impacts are expected. Rather, the project will be adding housing opportunities.

## 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?

The building will be less than 55 feet tall to refrain from being considered a high-rise building. The principal exterior building material is unknown at this time.

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

Limited existing views from Rustle St. toward Finch Arboretum would be obstructed. No aesthetic viewsheds are expected to be significantly impacted as the proposed development would fit the nearby character and feeling.

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

Not applicable. Development of the vacant primary site into multifamily housing may reduce local littering and loitering.

## 11. Light and Glare

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

There may be temporary construction lighting. This would likely only be in place as necessary to safely complete work during the potential construction hours of 7am to 7pm during the standard work week. Any site lighting will meet CoS lighting code requirements.

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

Any site lighting will meet CoS lighting code requirements. Parking lighting on the primary site will likely be in character with the existing lighting on the adjacent GSPB site. Light or glare from the finished project is not expected to be a safety hazard or interfere with views.

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

Both the U-HAUL site to the west and Quality Inn & Suites site to the north have site lighting, but it is all typical of urban commercial areas and is not expected to adversely impact the proposed development.

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

L2 landscaping is expected to shield headlight impacts from traffic on Rustle St. No offsite sources of light or glare are expected to affect the proposal.

## 12. Recreation

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

The Finch Arboretum is located east of the proposed development. Vehicle access to the Arboretum is generally provided from F St. The Indian Canyon Golf Course is located approximately half a mile from the primary site.

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

Neither of the nearby recreational opportunities would be displaced by the proposed development.

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

The proposed development is not expected to have any adverse impacts on recreation opportunities. Conversely, the existing recreational opportunities may have increased visitation due to the additional residents. It is not expected that any increases in visitation would exceed the capacity of any recreational opportunities.

## 13. Historic and cultural preservation

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

The National Register of Historic Places GIS map was observed. The nearest structure listed on the National Register of Historic Places is the Sunset Boulevard Bridge approximately 1.4 miles from the proposed development.

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

None known.

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

The National Register of Historic Places GIS map was observed to determine the location of existing registered historic resources. The site and vicinity have been extensively disturbed by ongoing urban development, and there will be no impact to listed historic structures as a result of the proposed project.

- 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 will be no impacts to any listed historic properties as a result of the proposed project. An Inadvertent Discovery Plan may be developed and in place, should prehistoric or historic artifacts be unearthed.

#### **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.

Access to the primary site and adjacent GSPB site is provided from Rustle St. Rustle St. (which becomes Garden Springs Rd.) connects eastbound I-90 and Highway 2 (Sunset Blvd).

- 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 Spokane Transit Authority (STA) bus stop is on W Sunset Blvd between the cross streets of S Rustle St. and S Assembly Rd., approximately 500 feet north of the primary site. It is not expected that the proposed project would have a significant impact on public transit, though the proposed multifamily housing may contribute some additional transit users.

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

The project is aimed at dedicating approximately 76 parking spaces (including 4 ADA parking spaces) to the proposed multifamily residential development. To achieve this, parking areas are added and restriped on parcels 25262.0706, 25262.0707, and 25262.0704. This "removes" approximately 18 parking spaces from use at the GSPB. Proposed site improvements to the adjacent GSPB site include 22 additional parking spaces and striping of a previously unmarked area with 12 parking spaces, for GSPB use.

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

No.

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

No. The Spokane International Airport is approximately 2.1 miles from the proposed development.

- 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).*)

Vehicle trips are not known for this project. They would include construction vehicles during project construction and residential traffic from the proposed multifamily housing.

- 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.

No.

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

None at this time.

## 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.

No.

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

Not applicable, no significant impacts are anticipated.

## 16. Utilities

- a. Check 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:

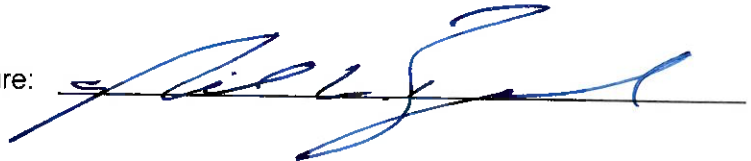
The proposed development is expected to connect to CoS sanitary sewer and water. Shallow sanitary sewer line may need to be readdressed and may influence potential site sewer designs. Hydraulic model to be provided to CoS for water service. Refuse service to be provided by CoS. Electricity is provided by Avista Utilities. Construction activities to include pipe/conduit installation as necessary to develop onsite utilities.

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: 7-14-22

Signature: \_\_\_\_\_



**Please Print or Type:**

Proponent: Nick Brumbaek

Address: 1717 S. Rustle Street, Ste 203  
Spokane, WA 99224

Phone: 509-924-3939

Person completing form (if different from proponent): Vince Barthels

Phone: 509-319-2580

Address: 1717 S. Rustle St., Suite 201  
Spokane, WA 99224

**FOR STAFF USE ONLY**

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. 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.

**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 elements of the environment.

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

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

\_\_\_\_\_  
\_\_\_\_\_

Proposed measures to avoid or reduce such increases are: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

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, flood plains or prime farmlands? \_\_\_\_\_

Proposed measures to protect such resources or to avoid or reduce impacts are: \_\_\_\_\_

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? \_\_\_\_\_

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

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

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

7. Identify, if possible, whether the proposal may conflict 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: \_\_\_\_\_ Signature: \_\_\_\_\_

***Please Print or Type:***

Proponent: \_\_\_\_\_ Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

\_\_\_\_\_

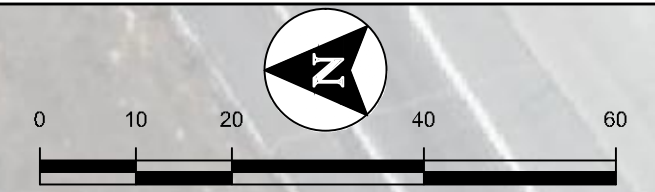
**FOR STAFF USE ONLY**

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.  probable significant adverse 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.

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**DRAFT**

REVISIONS		NO.	DATE	DESCRIPTION
DESIGNED	CH			
DRAWN	CH			
CHECKED	CM			
APPROVED	CM			

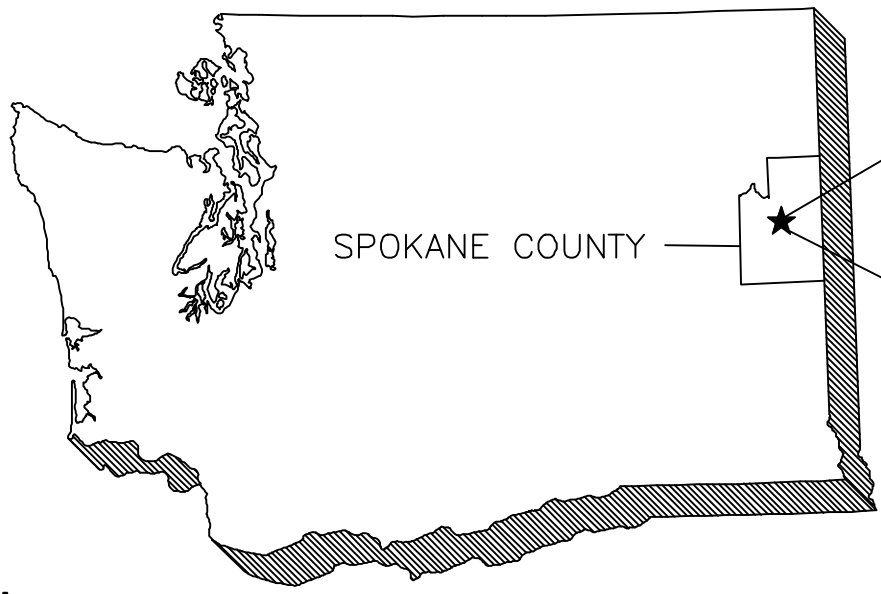
**T-O ENGINEERS**  
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 BOSE • CODY • CHEYENNE • COEUR D'ALENE  
 HEBER CITY • MERIDIAN • NAMIKA • SPOKANE

**GARDEN SPRINGS APARTMENTS**  
 SEPA SITE PLAN EXHIBIT

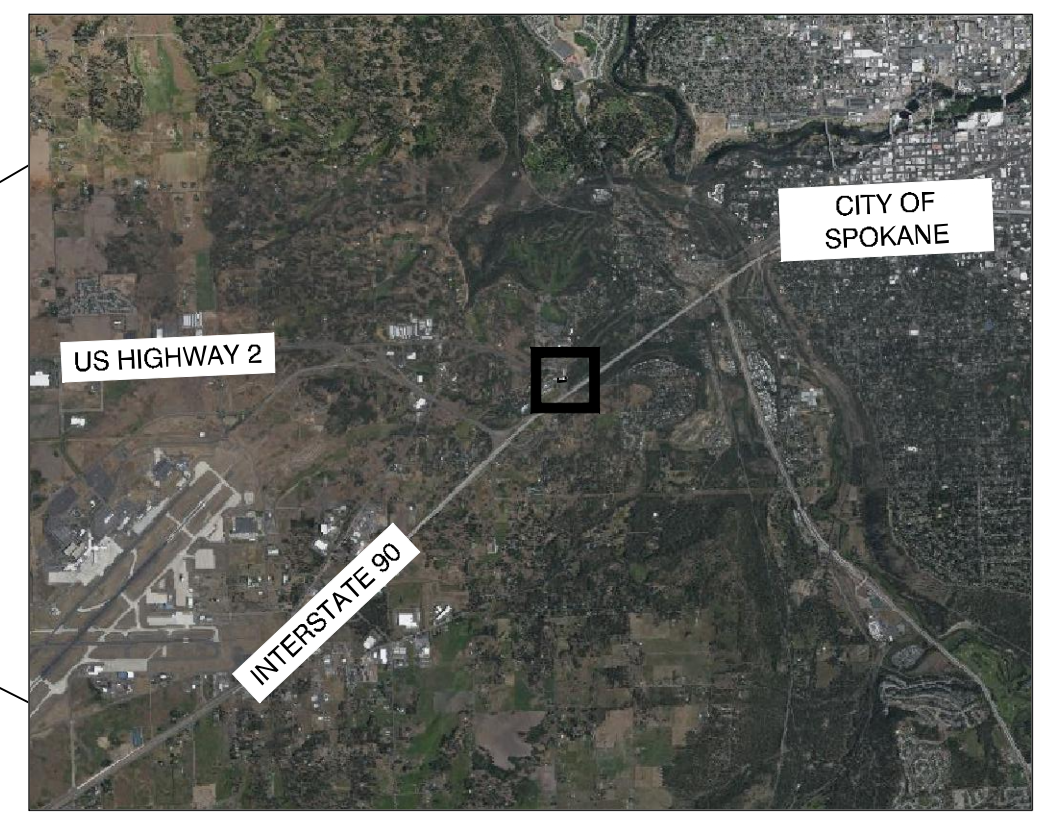
CONTACT: NICK BRUMBACK  
 ADDRESS: 1717 S. RUSTLE STREET  
 SUITE 203 SPOKANE, WA 99224  
 PH: 509.924.3939 EMAIL: ngb@brumbackre.com

OWNER: GARDEN SPRINGS APARTMENTS LLC  
 ADDRESS: 1717 S. RUSTLE STREET  
 SUITE 203 SPOKANE, WA 99224

CONSTRUCTION TYPE: V-A  
 OCCUPANCY TYPE: R2



LOCATION MAP



VICINITY MAP

**LEGEND**

- EXISTING PARCEL BOUNDARY
- OHP EXISTING OVERHEAD POWER LINE
- PROPOSED LANDSCAPE
- PROPOSED SWALE
- PROPOSED BUILDING (MULTI-FAMILY)
- PROPOSED SIDEWALK
- CB PROPOSED CATCH BASIN
- H EXISTING HYDRANT

ATTENTION: 1/2" = 1'

IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE.

DATE:	July 11, 2022
PROJECT:	220222
SHEET:	C1.0