

## 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 Apartments  
\_\_\_\_\_
2. Name of applicant: Douglass Properties  
\_\_\_\_\_
3. Address and phone number of applicant or contact person: Steve Krum  
815 E. Rosewood Ave., Spokane WA 99208 (509)489-4260  
\_\_\_\_\_
4. Date checklist prepared: 11/29/23  
\_\_\_\_\_
5. Agency requesting checklist: City of Spokane  
\_\_\_\_\_
6. Proposed timing or schedule (including phasing, if applicable): \_\_\_\_\_  
Begin Construction Spring of 2024 and is to be constructed in  
one phase  
\_\_\_\_\_  
\_\_\_\_\_
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. Graymayre Crossing Apartments at 636 E. Magnesium  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. A geotechnical report and Erosion and Sediment Control Plan will be prepared for submittal to the City of Spokane  
\_\_\_\_\_  
\_\_\_\_\_
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. Not known  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
10. List any government approvals or permits that will be needed for your proposal, if known. City of Spokane: Grading/Drainage, Water, Sanitary Sewer, Solid Waste  
Avista: Electrical and Gas  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. Develop the 6.92 Acre parcel for a 204 unit apartment complex with a club house, garages, carports, and open parking

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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. 8625 N. Nevada St., Spokane WA  
SE 1/4 Sec.20, T.26, R.43 EWM

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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.) ASA-Yes, General Sewer Service Area-Yes, City of Spokane-Yes

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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).  
Stormwater will be conveyed to bio-infiltration/bio-retention ponds for treatment and infiltrate through drywells

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(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?

No

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(3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

N/A

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(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?

N/A

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b. Stormwater

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

Unknown

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

Yes, stormwater will be discharged in accordance with City of Spokane requirements. Adverse impacts are possible.

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**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

a. General description of the site (circle one): *flat, rolling,*  
*hilly, steep slopes, mountains, other.* \_\_\_\_\_

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b. What is the steepest slope on the site (approximate percent slope)? Less than 10%

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- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. Sand  
\_\_\_\_\_  
\_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No  
\_\_\_\_\_  
\_\_\_\_\_
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:  
Grading for parking areas, buildings, and  
utilities. Approximately 20,000 CY of grading  
will occur
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.  
Yes, erosion is possible but not likely.  
Erosion control protection will be implemented
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 40% once all  
buildings, sidewalks, and parking areas have  
been constructed.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Construction entrance (rock),  
inlet protection, and silt fence for anticipated  
runoff areas

## 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: automobile odors and dust at unknown  
quantities. Post Construction: automobile odors  
at unknown quantities
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. \_\_\_\_\_  
No  
\_\_\_\_\_  
\_\_\_\_\_

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

Water the disturbed soils to minimize dust

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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, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

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- (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

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- (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

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

N/A

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- (5) Does the proposal lie within a 100-year floodplain? No If so, note location on the site plan.
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- (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

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b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

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- (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

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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.

Stormwater runoff will be collected in the on-site roads and then conveyed to treatment ponds with drywells

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

No

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

Proposed grading will force the runoff to treatment ponds. No off-site impacts should occur

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#### 4. Plants

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

\_\_\_\_\_ Deciduous tree: *alder, maple, aspen, other.*

  X   Evergreen tree: *fir, cedar, pine, other.*

\_\_\_\_\_ Shrubs

  X   Grass

\_\_\_\_\_ Pasture

\_\_\_\_\_ Crop or grain

\_\_\_\_\_ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*  
*other.*

\_\_\_\_\_ Water plants: *water lilly, eelgrass, milfoil, other.*

\_\_\_\_\_ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Most of the existing vegetation will be removed or altered for the construction of the apartment project

c. List threatened or endangered species known to be on or near the site. Not known

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

#### 5. Animals

a. Circle any birds and animals which have been observed on or near the site 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.  
Not known  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
Not known  
\_\_\_\_\_  
\_\_\_\_\_
- 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) 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 for lights, heat, general apartment electronics for residences  
\_\_\_\_\_
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. \_\_\_\_\_  
Building setbacks should be such that there is no effect on potential solar energy by adjacent properties  
\_\_\_\_\_
- 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:  
Plans will meet 2018 Washington State Energy Codes and improved building envelope (insulation) to help reduce energy consumption.  
\_\_\_\_\_

**7. Environmental health**

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(1) Describe special emergency services that might be required.

N/A

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

N/A

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b. NOISE:

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

None

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(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Construction noise for approximately 8-10 hours  
per day during construction, and increased traffic  
once development is complete

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

Landscaping

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## 8. Land and shoreline use

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

The current use of the site is primarily vacant  
land with a coffee drive through in the NE corner.  
Adjacent property to the west is apartments.  
Adjacent properties to the south are single family

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

No

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- c. Describe any structures on the site. Coffee stand  
\_\_\_\_\_  
\_\_\_\_\_
- d. Will any structures be demolished? If so, which? \_\_\_\_\_  
Coffee stand  
\_\_\_\_\_  
\_\_\_\_\_
- e. What is the current zoning classification of the site? \_\_\_\_\_  
CB-55: Commercial  
\_\_\_\_\_
- f. What is the current comprehensive plan designation of the site? Community Business  
\_\_\_\_\_  
\_\_\_\_\_
- 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. No  
\_\_\_\_\_  
\_\_\_\_\_
- i. Approximately how many people would reside or work in the completed project?  
Approximately 300 people  
\_\_\_\_\_
- j. Approximately how many people would the completed project displace? None  
\_\_\_\_\_
- k. Proposed measures to avoid or reduce displacement impacts, if any: Coffee stand business to be relocated  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_  
Project will be designed to meet all codes  
of the City of Spokane.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9. Housing**

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle or low-income housing. \_\_\_\_\_  
192 middle and low income housing  
\_\_\_\_\_
  
- 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: The development will comply with the City of  
Spokane land use codes and density limitations.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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? 37'  
Principal exterior building material will be  
fiber cement siding (Hardie Board)  
\_\_\_\_\_  
\_\_\_\_\_
  
- b. What views in the immediate vicinity would be altered or  
obstructed? None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- c. Proposed measures to reduce or control aesthetic impacts,  
if any: Landscaping  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What  
time of day would it mainly occur? \_\_\_\_\_  
Parking and automobile lights at night  
\_\_\_\_\_

b. Could light or glare from the finished project be a safety hazard or interfere with views? No  
\_\_\_\_\_  
\_\_\_\_\_

c. What existing off-site sources of light or glare may affect your proposal? None  
\_\_\_\_\_  
\_\_\_\_\_

d. Proposed measures to reduce or control light and glare impacts, if any: Parking and building lighting per City of Spokane standards  
\_\_\_\_\_  
\_\_\_\_\_

## 12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Friendship Park is approximately 1 mile south of the proposed development  
\_\_\_\_\_  
\_\_\_\_\_

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

- c. Proposed measures to reduce or control impacts, if any: None  
\_\_\_\_\_  
\_\_\_\_\_

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. The site will take access from Magnesium on the north and Nevada to the east.  
\_\_\_\_\_
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes
- c. How many parking spaces would the completed project have? How many would the project eliminate? Approximately 400 proposed. 4 Existing removed
- 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. 1306 ADT per ITE Trip Generation Manual 11th Peak will occur during the PM peak hour (103 Trips) AM Peak Weekday (82 Trips)  
  
*(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)*
- 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 (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
The increased residential units may require  
\_\_\_\_\_ additional public services \_\_\_\_\_
- b. Proposed measures to reduce or control direct impacts on public services, if any: Apartments and traffic maneuvering  
will be designed to meet current codes  
\_\_\_\_\_

**16. Utilities**

- a. Circle utilities currently available at the site: electricity,  
natural gas, water, refuse service, telephone, sanitary sewer,  
septic system, other: \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Power and Gas-Avista, Cable-Lumen,  
Phone-Century Link, Refuse-City of Spokane  
Conduits will be installed on-site to carry "dry"  
underground utilities, water and sewer will require  
the installation of pipe systems

**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: 11/29/23

Signature: *Aaron C. Simpson*

**Please Print or Type:**

Proponent: Douglass Properties

Address: 815 E. Rosewood Ave.

Spokane WA 99208

Phone: (509)489-4260

Person completing  
form (if different  
from proponent): Aaron Simpson

Address: 909 N. Argonne Rd.

Spokane Valley WA 99212

Phone: (509)926-1322

**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?

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Proposed measures to avoid or reduce such increases are:

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

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

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

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

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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?

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

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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?

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

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

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

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

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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* 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): \_\_\_\_\_

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

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

**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.