

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

File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Hatch Gardens Apartments, WCE # 3952

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:** Hatch Gardens Apartments
2. **Applicant:** Whipple Consulting Engineers, Inc.
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.
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
4. **Location of Project:**
Address: 819 S. Hatch Street
Section: 20 Quarter: SE Township: 25N Range: 43E
Tax Parcel Number(s): 35204.0709, 35204.0710, 35204.0711, 35204.0713, and 35204.0715
5. Date checklist prepared: April 15, 2025
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):
Construction to begin Fall 2025 or up to six months after approval based on market conditions. As a part of this SEPA, and to limit phasing or segmentation, all elements of the project are included in this SEPA review that would apply to the land development action proposed. The reviewer should know that this project may include early grading, utility installation, construction of onsite/offsite infrastructure, demolition of all existing structures and construction of the buildings in one or more phases.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
No, at this time, there are no other planned 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 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:

The following environmental information has been or will be prepared directly related to this proposal: SEPA checklist, traffic - trip generation and distribution letter, drainage report, geotechnical evaluation.

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:

No, there are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal.

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

This project will require approval or permit of the following: SEPA, possible blasting permits, building permits, water plans, sewer plans, storm drainage plans, UIC registration, street permit, utility permit, demolition permit, street tree plan, and clean air permit. Other permits may be required that are currently unknown.

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 proposes to construct 94 multifamily residential units on approximately 2.42 acres. The site currently contains two residential structures with associated outbuildings and retaining walls. All structures are proposed to be demolished. There are two 4-story apartment buildings and one clubhouse proposed at this time that will access Hatch Street from a drive aisle with associated parking accessing Hatch and Garfield Streets. Bike storage is proposed for this project. There will be a total of 115 parking units available with 97 standard parking stalls, 9 ADA accessible parking stalls, 8 garage spaces, and 1 ADA accessible garage parking space.

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 occurs 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 project is located at 819 S. Hatch Street, on parcel numbers 35204.0709, 35204.0710, 35204.0711, 35204.0713, and 35204.0715 in the NW ¼ of the SE ¼ of Section 20, Township 25 N., Range 43 E.W.M. The project is located between Hatch Street and Garfield Street, and generally in the middle of 8th Avenue and 9th Avenue. The site is approximately 500 feet north of the intersection of 10th Avenue/Southeast Boulevard and Hatch Street.

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, will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries depending upon soil types at the locations of the proposed facilities. The anticipated disposal rate will be appropriate for the design option chosen. Currently the volume of stormwater is unknown; however, because the system will follow the SRSM there will be a dead storage component of 0.5' or more in each swale or pond area that should limit direct discharge of items used in the home as well as firefighting activities. Runoff volume using the SCS approximation, for the 25-year storm, the

increase in storage for treatment area would be approximately 5.2 ac/ft overall in numerous catchments, swales and ponds.

- (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 residential 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 be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small residential leaks or spills may occur and are anticipated to be handled prior to leaving any 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 development, therefore there is no direct spill or leak risk to groundwater.

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 varies approximately 30 to 80 feet below grade.

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

Yes, stormwater may be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge, treatment levels are expected to meet or exceed those required in the SRSM. 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:

Staff Comment (Brandon Staglund, P.E.): Depth to bedrock is between 1.8 and 7.5 feet based on Geotech pit logs. Depth to bedrock will likely be the controlling factor in allowing on-site discharge of stormwater through infiltration.

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

Based upon the USGS web soil survey, the steepest slope on site is approximately 15 percent. The site generally conforms to this; however, there is approximately 20-25 feet of 100% slope bisecting the site.

- 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:

7131–Urban land-Northstar, disturbed complex, 3 to 8 percent slopes, not prime farmland, hydrologic soil group C.

7132–Urban land-Northstar, disturbed complex, 8 to 15 percent slopes, not prime farmland, hydrologic soil group C.

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

The site contains erodible soils per the City of Spokane GIS. A geotechnical report was prepared for the project, please see that document for more information.

- 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.

Proposed grading will be for the ponds, utilities (wet and dry), drive aisles, building pads and all other aspects associated with a land development project. The grading would involve removal of mostly all organics (grass/shrubs/trees) on site, preparation of street subgrade and preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 19,000 cyd of cut and 10,000 cyd of fill for a net cut of 9,000 cyd. Any import or export of materials, if required, shall be from/to a preapproved source/destination and coordinated with the City of Spokane Development Services Center. Please take note that a separate grading and utility application may be made at a later date as a phase of the noted project and should be considered a part of a consolidated permit process.

It should be noted that blasting may occur on this project site within the areas of known hard rock outcrops for road, utility, drainage and construction. Prior to blasting, the blasting company will make appropriate applications with the affected Agencies and perform the pre-blasting and post-blasting surveys. Because of the type of high velocity type rock that is common in this area, notice as required will be provided to all adjacent and nearby residents of the blasting process as to date, time and duration.

The blasting company employed, will use all required manner of notice, applications, coordination that are usual and customary for this type of operation.

- 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 70% to 75% impervious coverage which includes drive aisles, sidewalks, parking facilities and building 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, as there are no nearby surface water bodies.

- (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 materials are 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 53063C0544D.

- (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 treated stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific storm drainage report will be provided as part of civil plan submittal.

- (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 public sewer. The site is expected to serve approximately 179 (94*1.9) 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.

The source of runoff from this site after completion of the project will be from the constructed elements of the project including but not limited to sidewalks, drive aisles, buildings, lawns, open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, retention and/or detention ponds, galleries, etc. The peak flow of a 25-year storm is anticipated to be 5.2 ac/ft. It should be expected that pre-developed flows will continue to be discharged in the manner that they exist today to downstream properties. It should be noted that some minor basin modifications to this site that will positively affect the downstream properties will occur as street and home construction intercept upslope water due to rainfall on roadways and be carried to stormwater facilities, it should be expected that generally stormwater will be intercepted, the project does retain the right to discharge the rate and volume of stormwater as calculated in the pre-developed condition, if need be.

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

No, stormwater treatment is required pursuant to the SRSM. 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.

Yes, however, pre-developed flows are expected to continue to discharge in the manner that they exist today to downstream properties. The drainage patterns being affected are due to the nature of the property as upslope to all surrounding and the construction of roads and utilities will affect basins to treat and discharge any increases in runoff.

- 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 following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other affected agencies.

4. Plants

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

Deciduous trees: ☐ alder ☒ maple ☐ aspen

Other:

Evergreen trees: ☐ fir ☒ cedar ☒ pine

Other: Answer

☒ shrubs ☒ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other: Answer

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other: Answer

Any other types of vegetation:

Answer

- 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 where required or applicable.

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

A review of the Fish and Wildlife Map on IPaC identified Spalding's catchfly in the vicinity of the project site. There are 10 plant species listed in Washington. Of these, none are found on site; however, Spalding's catchfly has habitat that covers this region.

- 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 standards to provide treatment and 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. As the site is expected to be cleared, all noxious or invasive species if found will be removed and handled in the appropriate manner.

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:

Mammals: ☒ deer ☐ bear ☐ elk ☐ beaver

Other: *Big brown bat*

Fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish

Other:

Any other animals (*not* listed in above categories): Answer

- 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, monarch butterfly (proposed threatened) and Suckley's cuckoo honey bee (proposed endangered). While bull trout have been rarely observed in the Spokane River, stormwater is not proposed to discharge into the Spokane River or its tributaries to affect bull trout habitat. The WDFW PHS also indicates the presence of big brown bat. The precise habitat of the big brown bat is obfuscated to the township level to protect both species from human interference, and their exact locations are unknown. Please note that the entirety of Township 26, Range 42; Township 25, Range 42; and Township 25, Range 43 is within masked habitat for one or more of the following state sensitive vesper bats: big brown bat, Townsend's big-eared bat, and Yuma myotis.

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

The City of Spokane is 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, California gull, Calliope hummingbird, Cassin's finch, evening grosbeak, golden eagle, lesser yellowlegs, Lewis's woodpecker, olive-sided flycatcher, Rufous hummingbird and western grebe 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 lure wildlife from their habitat into 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 as allowed will be made available to each apartment building for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by owners.

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

The buildings will be 55' 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.

This development will utilize fuel-powered machinery during construction and will connect to and construct utility services including gas, sewer and electricity for residential use. By their nature, the machinery and utilities to be used are hazardous; however, strict procedures have been or will be put in place for equipment use; as well as the installation, transmission and distribution of utilities. Therefore,

as defined by WAC 197-11-782 Probable, any environmental risk of fire, explosion or exposure to chemicals would be considered remote or speculative.

- (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 apartment development project beyond those anticipated for the RMF zone.

- (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. While there may be natural gas distribution lines within or adjacent to the property, the project will coordinate with Avista prior to construction and will avoid tampering with or damaging any gas lines.

- (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.

No chemicals or fuels are proposed to be stored onsite during development or construction.

- (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, beyond those included within the respective City Permit.

b. NOISE:

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

Residential levels of noise have been observed from the surrounding development, as well as vehicular noises from Hatch Street and Garfield Street, both local access roads. These levels of noise are not anticipated to affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (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 blasting activities as well as from building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as open space 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 will be 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 has two residences. Adjacent properties include multifamily residential and single-family residential to the north and east, and single-family residential units to the south and west.

- 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, neither the property nor nearby properties have been used as farmlands or working forest lands in the near past.

- 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:

The project is not anticipated to be affected by or affect farm or forestry operations.

- c. Describe any structures on the site.

There are two single-family residences on the site.

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

All existing structures are proposed to be demolished with this project.

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

The current zoning classification of the site is RMF.

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

The current comprehensive plan designation of the site is Residential High.

- 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.

LIDAR identifies slopes exceeding 30%.

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

The site is expected to serve approximately 179 (94*1.9) people.

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

No people would be displaced with this project.

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

There are no measures proposed to avoid or reduce displacement impacts, as none are anticipated.

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

The project will be approved and developed 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 92 additional middle-income housing units are anticipated to be provided with this project.

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

The existing single-family residences are anticipated to be removed with this project.

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

There are no proposed measures to reduce or control housing impacts as no negative impacts are anticipated to this project.

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, 55'. 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 multifamily residential 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 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 additional porch and drive aisle lights will be added, all to multifamily residential scale and 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?

There are no offsite sources of light or glare that would affect the project.

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

The project will be landscaped, and light produced from the finished residences will be at multifamily residential levels.

12. Recreation

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

Grant Park and the Rockwood Vista Reservoir are designated recreational opportunities in the area.

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

No, this project will not 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 proposed measures 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 review of the DAHP WISAARD revealed no properties onsite that are eligible for national, state, or local preservation registers.

- 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 visible signs of landmarks, features, or other evidence of Indian or historic use or occupation on or near the site.

- 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.

GIS data from WISAARD was used to assess the potential impacts to cultural and historic resources on or near the project site. An inadvertent discovery plan will be prepared 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, which may include an inadvertent discovery plan.

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 site will be served by Hatch Street to the west and Garfield Street to the east.

- 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 site is approximately 0.4 miles from the nearest transit stop, Newark @ Richard Allen Ct. for STA routes 45 and 247.

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

The site has a proposed development total of approximately There will be a total of 115 parking units available with 97 standard parking stalls, 9 ADA accessible parking stalls, 8 garage spaces, and 1 ADA accessible garage parking space. Because this site is within 1/2 mile of a transit stop, no parking units are required.

- 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 project will construct interior drive aisles for vehicular access to parking facilities.

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

No, this project is not in the immediate vicinity of and will not use 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).

Per the trip generation and distribution letter, this project is anticipated to generate 35 AM peak hour trips, 37 PM peak hour trips, and 427 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. As part of the project site grading, the site will be cleared.

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

There are no proposed measures to reduce or control transportation impacts other than participating in the City of Spokane's impact fee ordinance.

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, the demand for 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.

Electricity and natural gas will be provided by Avista.

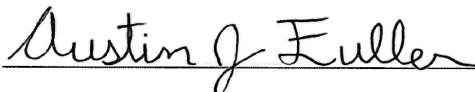
Telephone will be provided by Centurylink.

Refuse services will be provided by the City of Spokane.

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: 8-19-2025

Signature: 

Please Print or Type:

-for Todd R. Whipple, P.E.

PROJECT PROPONENT:

Name: Todd R. Whipple, P.E.

Address: 21 S. Pines Rd.

Phone: (509) 893-2617

Spokane Valley, Wa 99206

CHECKLIST PREPARER (If different from proponent):

Name: Austin J. Fuller, AICP

Address: 21 S. Pines Rd.

Phone: (509) 893-2617

Spokane Valley, Wa, 99206

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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.