

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

File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

Moody Apartments, WCE # 4185

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:** Moody 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: 5408 S. Freya Street
Section: 3 Quarter: NW Township: 24N Range: 43E
Tax Parcel Number(s): 34032.0402

5. Date checklist prepared: February 4, 2026

6. Agency requesting checklist: City of Spokane, Washington

7. Proposed timing or schedule (including phasing, if applicable):
Construction to begin Spring to Summer of 2026 and may take 6 to 12 months for completion of the apartment building and associated parking. The reviewer should know that this project may include early grading, utility installation and portions of the onsite/offsite infrastructure.

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:
Yes, the owner of this property owns the adjacent property to the north, south and west. Currently, the adjacent property is being developed into a townhome development of 96 single-family attached units. Due to the nature of this property surrounded on three sides by the Moody Townhomes PUD, many of the answers for this project are the same as those in the previous Moody Townhomes PUD.

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: a geotechnical report, storm drainage report, and full civil plans including SWPPP plan and water and sewer plans.

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:

Yes, the adjacent Moody Townhomes project is still in development and is awaiting final plat approval. This project proposes vehicular access to the private alleys within the Moody Townhomes plat as shown on the site plan. This project requires the final plat approval of the Moody Townhomes plat as well as the associated alleys for access.

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: site plan approval, SEPA, building permits, water plans, sewer plans, storm drainage plans, street 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 the development of one 24-unit apartment complex on approximately 0.71 acres in the R1 Zone in the City of Spokane. The City of Spokane Municipal Code allows for the development of multifamily within the R1 Zone at no maximum density on sites less than 2 acres; however, density is effectively limited by building coverage, parking, and open space requirements as outlined in SMC 17C.111. The project will require grading and rock removal, installation of water and sewer, construction of access roads and parking, and building the 3-story, 24-unit structure. The project proposes approximately 36 parking spaces, of which one is proposed to be a standard ADA parking space, one is proposed to be a Van-accessible ADA parking space, and the remaining 24 spaces are proposed to be standard non-ADA parking spaces.

Applicant Comment: 36 total stalls provided. The "remaining 24 spaces" is a typo and should read remaining 34 spaces.

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.

This project is located at 5408 S. Freya Street on parcel numbers 34032.0402, totaling approximately 0.71 acres of land. The project is in the northwest ¼ of Section 3, Township 24 N., Range 43 E., W.M, City of Spokane, Spokane County, Washington. The project is approximately 150 feet north of the intersection of 55th Avenue and Freya Street; however, access to the project will be via private internal alleys within the Moody Townhomes plat.

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). This project being an upstream limited extension of the Moody Townhomes project will share storm with the previous project. Appropriate easements will be provided at time of final platting. The anticipated disposal rate will be appropriate for the design option chosen. Between this project and the townhomes project, approximately 4,735.21 cf of pond storage is required. The townhomes project has an approved treatment volume of 6,465 cf and a gravel gallery volume of 24,436 cf; therefore, this project may discharge to the adjacent townhomes ponds without further impacting downstream properties beyond pre-developed flow. Because the system will follow the SRSM there will be a dead storage component of 12" or more in each swale or pond area that should limit direct discharge of items used in the home as well as firefighting activities. All ponds are LID ponds with storage as noted in the gravel galleries.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

After the development of the project, it would be expected that household volumes of these types of chemicals will be stored above ground in appropriately sized containers of less than 5 gallons.

During construction, no large volume of chemicals will be stored on site.

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

Applicable BMP's will be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small household leaks or spills 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 residential 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 10 to 100 feet below grade. Bedrock varies but is present on the surface.

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

Unknown at this time due to the varying nature of the site strata; however, if stormwater is discharged it will be as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other:

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

The steepest slope on site is approximately 3 percent.

- 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:

7150–Urban land-Seaboldt, Disturbed Complex, 0 to 3 percent slopes

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

There are no surface indications of unstable soils in the immediate vicinity; however, the City of Spokane GIS identifies erodible soils directly southwest of the site.

- 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 utilities (wet and dry), parking, access and 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 subgrade and preparation of the building. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 2,600 cy to 6,000 cy of material onsite. No export or import is anticipated other than for paved surface building materials such as crushed rock, pipe bedding, pavements, etc...; however, if any import or export of materials is required it shall be from/to a preapproved source/destination and coordinated with the City of Spokane Development Services Center.

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

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

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

The development of the site will have about 70% to 80% impervious coverage in various areas of the development which includes drive aisles, parking, sidewalks and buildings.

- 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.

3. Water

- a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

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

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, this project will not require work over, in, or within 200 feet of surface bodies of water.

- (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.

- (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 if possible and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific storm drainage report will be provided when the project site is in the design process.

- (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 260 (96*2.7) people.*

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The source of runoff from this site after completion of the apartments will be from the constructed elements of the apartments including but not limited to the building, parking lot and drive aisles, 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. Discharge is expected to be to the Hazel Creek basin. 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 impervious surfaces 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.

Waste generated on site will be discharged via public sewer.

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

No; however, pre-developed flows are expected to continue to discharge in the manner that they exist today to downstream properties.

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

Per SMC section 17D.060.130, a portion of the project site north of the 53rd Avenue alignment is located within the Moran Prairie Special Drainage District, an area associated with shallow groundwater, intermittent standing water, or steep slopes as defined in SMC 17A.020.190.BE.

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, discharge may be to Hazel's Creek.

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:

shrubs grass pasture crop or grain

orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other:

Water plants: water lily eelgrass milfoil

Other:

Any other types of vegetation:

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:

There are 10 plant species listed in Washington. Of these, none are found on site. The Washington State PHS identifies shrub-steppe onsite however, it should be noted that the shrub-steppe later continues into the adjacent apartment buildings and single-family residences.

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.

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:

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories):

- 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 and bull trout. 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. Suckley's cuckoo bumble bee (proposed endangered species) and monarch butterfly (proposed threatened species) are identified on the IPaC Maps; however, both species have not yet been added to the list. Also note that habitat for both species encompasses the entirety of Spokane County.

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

Spokane County is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map (accessed 2/4/26) indicates that bald eagle, black tern, California gull, Calliope hummingbird, Cassin's finch, evening grosbeak, lesser yellowlegs, 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.

- 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 unit for heating, air conditioning and lighting of the residences. Additionally, solar, wind, and other sources of power would be available if installed by the owner.

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

No, the maximum height in the R1 Zone is 40 feet or as allowed by amended code at time of building permit, which should not affect solar energy collection by neighboring parcels.

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

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

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

As this is a residential development, large volumes of chemicals are not anticipated to be stored onsite. No additional health hazards are anticipated with this project.

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

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

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design.

This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

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

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

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 as no health hazards are anticipated.

b. NOISE:

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

Traffic noise has been observed originating from 55th Avenue and Palouse Highway. As the adjacent Moody Townhomes project is still in development, there are currently construction noise originating from that adjacent site; however, upon completion of that project, residential levels of noise would be expected from the neighboring properties. 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 activities as well as from building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction 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 site is currently a vacated communication use (radio station). No, the site is within the R1 Zone and is a permitted use, so no impacts to nearby or adjacent properties is anticipated.

- 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?

The project site has not been known to have been used for agriculture in the recent 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 have an effect on farm or forestry operations.

- c. Describe any structures on the site.

There is one vacated radio station on the site that is proposed to be removed.

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

The radio station will be demolished with this project.

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

The current zoning classification of the site is R1.

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

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

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

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

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

The City of Spokane GIS identifies erodible soils to the southwest of the project site.

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

The site is expected to serve approximately 46 (24*1.9) people based upon the Department of Ecology SEPA Guidance of 1.9 persons per residence for multifamily.

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

No people will be displaced as there are no residential structures on site.

- 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 apartment development within the R1 Zone.

- 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 24 additional middle-income housing units are proposed to be provided with this project.

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

No existing onsite units will be eliminated.

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

There are no measures proposed to reduce or control housing impacts, as none are anticipated.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum height as allowed by code, 40'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.

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

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

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

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

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The development will be illuminated at night consistent with City of Spokane zoning codes and standards. It should be expected that several parking lights may be added as well as additional porch and stairway lights, all to 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 residential levels.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Designated recreational opportunities in the area include the Southside Family Aquatic Facility, the South Spokane YMCA and the South Hill Sports Complex. Informal recreational opportunities in the area include Moran Prairie Elementary.
- 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:
A dog park may be constructed as part of this project. Additionally, open spaces and paths will be constructed as part of this project.

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 on or near the site 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.

A CRS was prepared under DAHP project number 2022-10-07086 for the adjacent site that had no cultural findings reported, nor any anticipated for this 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.

The project proposes to access the public street system via Private Alley "A" to the south and Private Alleys "B" and "G" to the north. Private Alley "A" accesses Freya Road to the east and Ferrall Street to the west. Private Alley "B" accesses Ferrall Street to the west and Private Alley "G" accesses 53rd Lane to the north, which then accesses Freya Street to the east and Ferrall Street to the west.

- 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 0.2 miles from the nearest transit stop, 57th @ Ferrall on bus route #4.

- 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 proposes approximately 36 parking spaces, of which one is proposed to be a standard ADA parking space, one is proposed to be a Van-accessible ADA parking space, and the remaining 24 spaces are proposed to be standard non-ADA parking spaces. No formal spaces will be eliminated.

Applicant Comment: 36 total stalls provided. The "remaining 24 spaces" is a typo and should read remaining 34 spaces.

- 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, this project proposes driveways and does not propose any new or improvements to existing vehicular or pedestrian 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 will not use water, rail, or air transport.

- 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 ITE Trip Generation Manual, 12th Edition, this project is anticipated to generate 21 AM peak hour trips, 18 PM peak hour trips, and 256 VTE (formerly ADT).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe.

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

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

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:

- 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: 4/4/26 Signature: 

Please Print or Type:

PROJECT PROPONENT:

Name: Todd R. Whipple, P.E. Address: 21 S. Pines Rd.
Phone: (509) 893-2617 Spokane Valley, Wa 99206

CHECKLIST PERPARER (If different from proponent):

Name: Austin J. Fuller, AICP Address: 21 S. Pines Rd.
Phone: (509) 893-2617 Spokane Valley, Wa, 99206

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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.