

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

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

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Purpose of Checklist:**

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

**Instructions for Applicants:**

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

## A. BACKGROUND

1. **Name of proposed project:**
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:** Whipple Consulting Engineers, Inc., 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: No address  
Section: 03 Quarter: NW Township: 24N Range: 43E  
Tax Parcel Number(s): 34032.0494
5. Date checklist prepared: June 29, 2021
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):  
The initial phase of this project is to begin construction in Winter of 2021. The overall project may be phased due to market conditions. A future project may develop the western 1/3 of the project site. At that time, an updated SEPA document will be provided that may reference this document, should one be required.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
Yes, a future project is anticipated to develop the approximately westerly 1/3 of the project site into three commercial lots. The type and nature of the proposed commercial development is yet to be determined.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:  
Yes, the owner of this property also owns parcel no. 34032.0493, which houses a small cell tower and a series of electrical transformers.

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

SEPA checklist, geotechnical evaluation, Trip Generation and Distribution letter.

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 known applications are 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:

Binding Site Plan, construction, building, street obstruction and SRCAA Clean Air permits, potential street permits from Spokane County for 55<sup>th</sup> Avenue improvements and other permits that are as of yet 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 divide 8.62 acres +/- into four lots under a BSP, one of which will be developed into a 145-bed, 121,605 sf assisted care facility. The remaining part of the property will be divided into three commercial properties to be developed at a later date. The remaining three lots are anticipated to support up to 30,000 square feet of retail space. This project will be phased.

13. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

This project is located on parcel number 34032.0494, bounded by 53<sup>rd</sup> Avenue, Fiske Street, 55<sup>th</sup> Avenue and Regal Street. The site is located in the northwest quarter of Section 03, Township 24N, Range 43E, W.M. To the north, east, and northwest of the site are residential housing units, to the south of the site are commercial buildings, and to the southwest of the site is a post office. Please see the site plan for a legal description.

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 of CARA and within the Aquifer Sensitive Area (ASA), 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 and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rate will be appropriate for the design option chosen. At this time the volume is unknown. Because the system will follow the SRSM there will be 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. A preliminary or concept storm analysis will be submitted as a part of this application should one be requested.*

- (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 development it would be expected that commercial volumes of these types of chemicals will be stored per state law above ground in appropriately sized containers of less than 5 gallons. During construction, no 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 leaks or spills will be adequately handled per state regulations prior to leaving 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?

With the development, no commercial distribution volumes of chemicals are expected to be stored onsite at this time. If further development includes such chemicals, a separate SEPA checklist and additional agency coordination would be anticipated. During construction, refueling and oiling operations for construction equipment will occur. The contractor will maintain strict spill and remediation protocols. After development, small volumes of chemicals are expected to be used and all spills cleaned up in keeping with the limited amount spilled; therefore, no protective measures are proposed.

Should large volumes be stored on site by future projects, the developer will be required to apply for applicable permits set forth by the City of Spokane, Spokane County, and the Washington State Department of Ecology.

b. Stormwater

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

Based on available well logs, the depth to groundwater is approximately 100 feet, depth to bedrock varies from 0.5 feet +/- to 4.5 feet +/-.

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

As this site is underlain by a basalt rock outcrop, very little treated stormwater is expected to be discharged to the underlying soils. While basalt is known to accept water for infiltration as it is somewhat porous, the limitation is in the range of  $1.54 \times 10^{-4}$  cfs/sf of contact area or less. Contact area is defined as pond bottoms and saturated sides of the infiltration basin. For this project, a retention pond will be approximately sized to store and include an outflow and control structure in the case that it overflows. This project would expect to utilize the existing storm system in Regal that discharges to Hazel's Creek at allowable discharge rates.

## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: The site generally slopes from southeast to northwest (53<sup>rd</sup> and Regal intersection).

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

The steepest slope on site is approximately 20 percent at the southeast corner of the property.

- 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.

The site topography is generally flat with stockpiles and includes the following soil types:

7106–Urban land, sandy substratum, 0 to 15 percent slopes

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 onsite indications of unstable soils per the geotechnical report. The geotechnical report indicated shallow bedrock was present 0.5 feet +/- to 4.5 feet +/- below grade.

- 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 utilities, access roads and building pads. The grading would involve removal of organics, preparation of subgrade, utility (wet & dry) installation, access aisle and parking lot grading and the preparation of building pads. This will occur over the entire site. While the site has previously been graded, we anticipate the movement of up to 40,000 cy of material onsite. No export or import is anticipated at this time; 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 per any haul route standards that may exist. Please take note that a separate grading application may be made at a later date as a phase of the noted project and should be considered a part of the consolidated permit process.

- 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 through the use of appropriate BMPs and generally remain onsite. No erosion would be expected from the proposed use of the site as surfaces would be stabilized by paving, concrete, building, and landscaping. All critical areas, if any, will be protected and a SWPPP and NOI will be prepared prior to land disturbing activities.

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

Approximately 50% to 75% of the project may be covered with impervious surfaces after project construction.

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

Erosion will be reduced and controlled through the use of 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 appliances such as dryers and gas furnaces, exhaust from lawn maintenance equipment, 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 off-site sources of emissions or odor known at this time.

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

All site development shall comply with the Spokane Regional Clean Air Agency air emissions requirements concerning construction.

## 3. Water

- a. SURFACE WATER:

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

No surface bodies of water exist on or in the immediate vicinity to 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 this project does not have surface water on or adjacent to the site.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material are proposed to be placed in, or removed from, any surface waters or wetlands proper as none exist onsite.

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

No, the project 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.

No, 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 per their existing water right. All future runoff will be treated in the catchment areas before being infiltrated or metered out to the Hazel's Creek stormwater system. Any waste spills on site will/would be contained within project swales and will/would be easily remediated prior to any discharge to groundwater.

- (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 wastewater will be discharged via septic or other onsite systems. The subject site is in the City of Spokane utility service area and will be served by public sewer.

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 binding site plan and from the constructed elements of the plat including but not limited to commercial buildings, streets, sidewalks, driveways, lawns, open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat, store and ultimately discharge the treated stormwater as required and allowed by the SRSM and the City of Spokane to the Hazel's Creek stormwater system.

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

No, as stormwater is required to be treated. All future runoff will be treated in the catchment areas before being infiltrated or metered out to the Hazel's Creek stormwater system. Any waste spills on site will/would be contained within project swales and will/would be easily remediated prior to any discharge to groundwater.

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

No, the project does not propose to alter any natural drainage patterns.

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

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

Other: Deciduous trees on site

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:

Shrubs, grasses, and mosses consistent with vacant land in an arid environment and a single-family residence.

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

It should be expected that all vegetation onsite will be removed.

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

A review of the WDFW Priority Habitat Species mapper reveals no threatened or endangered species on or near the site. A review of the USDFW IPaC reveals no endangered species on site. Water Howellia is known to be within range of the site; however, the presence of Water Howellia is unlikely due to its habitat in ponds and streams which do not exist onsite.

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

Non-impervious areas of the site will be landscaped with a combination of trees, shrub, groundcover, and grass. A landscape plan will be provided for this project. Native species will be recommended.

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

No noxious weeds or invasive species are known to be on or near the site; however, the site was graded, and some invasive or noxious weeds may be present but have been locally controlled by herbicides.

## 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: Migratory birds known to be in the general vicinity of the site according to IPaC include Bald Eagle, Cassin's Finch, Lesser Yellowlegs, Olive-sided Flycatcher, and Rufous Hummingbird; however, the project site is not listed as a habitat for the birds listed, so no migratory birds are anticipated to nest onsite. Local birds are expected to transit and/or live on or in the vicinity of the site. No major perch trees are available onsite.

Mammals:        deer        bear        elk        beaver

Other:

Fish:            bass        salmon    trout        herring    shellfish

Other:

Any other animals (not listed in above categories): Small reptiles and mammals that thrive in urban environments are expected to be on site and will likely remain as the site is developed.

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

A review of the WDFW Priority Habitat Species mapper reveals no threatened or endangered species on or near the site. A review of the USDFW IPaC reveals no endangered species on site. Yellow-billed Cuckoo and Bull Trout are known to be within range of the site; however, stormwater from the site is not anticipated to impact Bull Trout habitat.

- 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 Spokane County Habitat map did not list any migration routes in this area.

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

As this is a highly urbanized development within the Urban Growth Boundary, no preservation or enhancement measures will be provided.

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

No known invasive animal species exist on 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.

The proposed buildings on this site may use a combination of electricity and natural gas for heating and cooking. Solar energy may be used if installed separately.

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

No, as the project site is anticipated to follow code for max building height, and a building distance from the northern boundary. While some shadow may be generated, the length and duration of a shadow would not impede the collection of solar energy.

- 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:

All proposed buildings within this development will meet the Washington State Energy Code.

## **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 environmental health hazards are known to be associated with this site or project.

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

No known contamination exists on site.

- (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.

No existing hazardous chemicals or conditions are anticipated to affect the project.

- (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.

Toxic or hazardous chemicals consistent with commercial land uses should be expected, including commercial grade cleaners as approved per OSHA requirements.

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

No special emergency services are anticipated to be required.

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

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

b. NOISE:

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

Traffic noise from surrounding streets has been observed. This noise is not anticipated to negatively 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.

Short term noises would include continued construction noise, typical for grading and commercial construction processes. Long term, noises associated with a commercial site including automobile, delivery vehicles, tenants, customers, landscape maintenance and other noises typical of commercial sites will be expected.

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

Construction noises will be restricted to daytime hours in accordance with City 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.

Currently the site is vacant, to the east and north are apartments, to the south is commercial and a mini-storage facility to the west is Regal Street, a post office and an apartment complex. This proposal is not anticipated to affect current land uses or adjacent properties in the long term.

- 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, the project site has not been known to be used as a working farmland or working forest land 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:  
No, the site will not affect or be affected by surrounding working farm or forest land normal business operations.
- c. Describe any structures on the site.  
No structures exist on site. A single-family residence and outbuildings were recently removed from the site and are still visible on satellite maps.
- d. Will any structures be demolished? If so, which?  
No structures will be demolished as no structures exist onsite.
- e. What is the current zoning classification of the site?  
The site is currently zoned CC2-DC.
- f. What is the current comprehensive plan designation of the site?  
The site is currently designated General Commercial.
- 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.  
No parts of the site have been classified as a critical area by the city or county.
- i. Approximately how many people would reside or work in the completed project?  
Approximately 145 individuals will reside in and 50 to 100+ individuals will work in the completed project. Should other phases develop residential type uses, this section may be updated via addendum.
- j. Approximately how many people would the completed project displace?  
No people will be displaced with this project.
- k. Proposed measures to avoid or reduce displacement impacts, if any:  
No measures are proposed as no impact is anticipated.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

No measures are proposed as the development is anticipated to be compatible with the surrounding land uses.

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

No measures are proposed as no impacts are anticipated.

## 9. Housing

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

Approximately 145 beds would be provided with the construction of the assisted living facility.

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

No housing units will be eliminated with this project, however one has recently been eliminated.

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

No measures are proposed as no impacts 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, 50'. 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 construction within the Spokane Region.

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

Local views from street level would be altered.

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

No measures are proposed to reduce or control aesthetic impacts, as no impacts are anticipated.

## 11. Light and Glare

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

The site will be a commercial site, sufficient light for nighttime citizen safety as well as pedestrian travel around and through the site will be provided. Additionally, all internal spaces

will be lit, so spill over light from the interior spaces would be anticipated. All light levels produced would be at or below the requirements for foot candles at the property or rights of way lines.

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

No, as proposed, parking lot illumination will meet the appropriate foot candle requirements at all boundaries.

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

No existing off-site sources of light or glare are anticipated to affect this proposal.

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

Height and wattage as well as cut-off types for parking lot lights, pedestrian level lights will be low and down cast, interior lighting will be screened by landscaping and amenities around the buildings, parking and other site amenities.

## 12. Recreation

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

Directly to the north, approximately 1700 feet, are the City playfields at Regal and Palouse intersection. Further to the south, approximately 4,000 feet, is the County South Side Aquatic Center.

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

No displacement of existing recreational uses is anticipated.

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

No measures are proposed to reduce or control impacts on recreation as no impacts are anticipated.

## 13. Historic and cultural preservation

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

No buildings, structures, or sites located on or near the project location are listed in or eligible for listing in preservation registers. The project site has property inventory 4688746887 on the



WISAARD site with no determination of eligibility. Additionally, as noted all structures have been previously removed.

- 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.

No known landmarks or features exist on or near the project 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.

A DAHP WISAARD GIS search was used to review the site for potential impacts to historic resources.

- 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.

Because of the presence of shallow basalt and the highly disturbed nature of the site, no measures are proposed as no impacts are anticipated.

#### 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.

Pedestrian access to the site will be primarily from all surrounding sidewalks consistent with the CC2-DC zone, with automobile access via a series of driveways with access to 53<sup>rd</sup> Avenue, Fiske Street, 55<sup>th</sup> Avenue and Regal Street.

- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop.

Yes, Regal Street, Route 4 is adjacent to the site, stop locations are within several hundred feet of the site.

- 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 site has no parking spaces. The assisted living facility is anticipated to create approximately 76 regular parking spaces and 3 ADA spaces, for a total of 79 parking spaces. Future projects to the west are anticipated to create additional parking spaces that will meet

their needs and City of Spokane standards appropriately, it should be assumed that an additional 100+/- parking spaces for the remaining lots might be created with future projects.

- 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 new roads are proposed with this project. Improvements to 55<sup>th</sup> Avenue and improvements and street widening to 53<sup>rd</sup> Avenue will be completed as required.

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

The project does not propose to use water, rail, or air transportation to or from the site.

- 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).

The subject properties are anticipated to generate a combined total of approximately 195 AM peak hour trips, 261 PM peak hour trips, and 3,029 ADT. The assisted living facility is anticipated to generate approximately 28 AM peak hour trips, 38 PM peak hour trips, and up to 377 ADT. The lots to the west are anticipated to be retail properties and generate approximately 167 AM peak hour trips, 223 PM peak hour trips, and up to 2,652 ADT. Please see the Trip Generation and Distribution Letter for this project.

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

No, this proposal is not anticipated to affect nor be affected by the movement of agricultural and forest products on roads and streets in the area.

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

The City of Spokane is an impact fee city; therefore, appropriate impact fees to mitigate project impacts will be paid at time of building permit.

## 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, however, as an infill development, we do not believe this project will negatively impact the public services below an acceptable level of service nor beyond the services' ability to self-regulate per the Comprehensive Plan.

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

No measures are proposed to reduce impact on public services as no significant impact is anticipated.

## 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:

The project site will be served by the following:

Electricity: Avista

Natural Gas: Avista

Water: City of Spokane

Telephone: Centurylink

Sewer: 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: 6/29/21 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: Preparer Name Address: Preparer Street Address  
Phone: (509) 123-4567 Preparer City, State, Zip Code

**FOR STAFF USE ONLY**

Staff member(s) reviewing checklist: Staff Name

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.