

## Environmental Checklist

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

### **Purpose of Checklist:**

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

### **Instructions for Applicants:**

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

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

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

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

### **Use of checklist for nonproject proposals:**

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

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

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

## A. BACKGROUND

1. Name of proposed project, if applicable: Aerie Ridge
2. Name of applicant: Todd R. Whipple, PE
3. Address and phone number of applicant or contact person:

Whipple Consulting Engineers,  
2528 N Sullivan Road,  
Spokane Valley, WA 99216  
(509) 893-2617

4. Date checklist prepared: June 26, 2013
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable):

Construction to begin winter of 2013 to spring of 2014 or as permitting and platting allow.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.

Yes. The subsequent developer for the Estates at Rocky Ridge subdivision directly north-northeast of this site.

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

None

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

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

Preliminary Plat, Final Plat, SEPA, Building Permits, Water Construction Plans, Sewer Construction Plans, Site Plans (grading, paving, storm drain, etc.), UIC drywell registration.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

**Development of 17.8 acres developed into 13 lots for single family residences including the extension of existing Osage Way with water, sewer, storm drain facilities and utilities. Lot sizes range from .58 acres to 3.55 acres.**

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

**The subject property is located southeast of W Osage Way and W Hiawatha Dr at the southerly end of W Osage Way and lies within the NW ¼ of Section 26, T26N, R42E. The general address until final plat is 4000 W Osage Way. The preliminary plat shows the site layout, vicinity, and topography of the proposal.**

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

**The subject property is within the ASA. The subject property is within the City of Spokane**

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

**This project will follow the storm water designs and guidelines set forth in the Spokane Regional Stormwater Manual (SRSM) and approved by the City of Spokane using bio-filtration swales and/or detention ponds as site soils allow. Amount of runoff is unknown.**

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

**No.**

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

**Applicable BMP's will be used during construction.**

- (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**

b. Stormwater

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

**Not known**

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

**The stormwater will be discharged into proposed biofiltration swales and/or drainage ponds on-site as site soils allow. There will be no impacts off site.**

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

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**1. Earth**

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

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

**Varies from 2% to 70%±. The roads and building sites will generally be in the 2 to 7% range.**

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

**For the most part, Marble loamy sand, Xerolls silt loam and Speigle-Rubble land-Rock outcrop. There is no prime farmland.**

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

**City Map shows Erodible Soils throughout the site and Hazardous Geology.**

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

**There will be grading to install a road and create building pads. On site grading is intended to balance the cut and fill.**

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

**The soil types are erodible soils. Some minor erosion may occur during clearing and construction and will be controlled by best management practices. During use erosion is not anticipated as soils will be stabilized by paving, concrete, buildings and plantings.**

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

**Approximately 15% of the site will be covered with impervious surfaces.**

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

**Use of Best Management Practices for erosion control. Minimize disturbance of non-building areas.**

## 2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

**During construction, some fugitive dust could be expected, although the intent of the permits would be to control this instance, additionally exhaust fumes from construction equipment, etc... At the completion of construction air emissions should be limited to exhaust from lawn mowing, cars, or other small internal combustion engines.**

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

**No.**

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

**Possible use of water trucks to control dust during construction.**

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## 3. Water

- a. SURFACE:

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

**No**

- (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.**

- (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.

**None.**

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

**No**

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No**

- (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.

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**No.**

b. GROUND:

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

**No.**

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

**None**

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 stormwater system may be designed to flow into bio-filtration swales along the road side and/or a large on-site drainage pond, as site soils allow, to collect and dispose of stormwater.**

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

**No.**

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

**Swales and check dams along the road side will control storm water and flow into a designed drainage pond. Silt fence and waddles will also be used as a temporary solution during construction.**

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**4. Plants**

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

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

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

\_\_\_\_\_ Shrubs

X \_\_\_\_\_ Grass

\_\_\_\_\_ Pasture

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

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

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

X \_\_\_\_\_ Other types of vegetation. - **Weeds**

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

**Any vegetation in the road and building footprint and the cut and fill areas of the building pads**

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

**None**

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

**These lots are zoned for residential single family, so the landscape requirements for this zoning will be followed.**



## 5. Animals

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:  
birds: hawk, heron, eagle, songbirds, other. \_\_\_\_\_  
mammals: deer, bear, elk, beaver, other. \_\_\_\_\_  
fish: bass, salmon, trout, herring, shellfish, other. \_\_\_\_\_  
other: \_\_\_\_\_

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

**None**

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

**Not known**

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

**The steep slope areas on the northern portion of the lots (8 through 11) on the north side of Osage Way may be set aside as a no build and potential wildlife corridor.**

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electricity and natural gas will be available to the home sites for heating and lighting of the houses**

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

**No.**

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

**None at this time beyond those commonly found in "Energy Star" or equivalent appliances, building codes, etc**

**7. Environmental health**

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

**No**

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

**None**

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

**None.**

b. NOISE:

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

**Residential traffic noise and other residential noises such as lawn mowing, domestic pets, occupants, etc.**

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

**Construction and land clearing equipment as well as residential construction noises for the short-term; Residential traffic noise and other residential noises such as lawn mowing, domestic pets, occupants, etc. Construction noise would occur during those hours permitted by City code. Various residential noises would likely occur between 6AM and 10PM.**

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

**Construction will be limited to hours per City of Spokane Standards.**

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**8. Land and shoreline use**

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

**Current use is undeveloped sparse forest. Adjacent properties are single family residences, institutional facilities and undisturbed forest land.**

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

**No**

- c. Describe any structures on the site.

**None**

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

**No**

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

**RSF**

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

**Residential 4-10**

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

**None**

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

**No**

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

**32**

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

**None**

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

**None**

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

**The adjacent property and the project are zoned single family residential.**

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## 9. Housing

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

**13 medium to high income homes.**

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

**None**

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

**None**

## 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?

**Not known at this time**

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

**None**

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

**None**

## 11. Light and Glare

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

**Street lights and residential outside lighting from dusk until dawn.**

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

**No.**

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

**None**

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

**None**

## 12. Recreation

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

**Riverside State Park, Dwight Merkel Sports Complex and Indian Trail Park**

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

**No**

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

**None**

## 13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

**No**

- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

**None**

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

**None**

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

**Indian Trail Road is the main arterial to the area. Access will be via Kathleen St to Arrowhead Rd to Hiawatha Dr and then to Osage Way which will extend into the project.**

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

**Yes, STA Route 23T with limited service, on Indian Trail Road. Normal service is available on Francis Ave about 1 mile southeast.**

- c. How many parking spaces would the completed project have? How many would the project eliminate?

**N/A**

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

**Yes. Osage Way will extend into the site.**

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

**No**

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

**The average daily trips is anticipated to be 160 trips to/from the site. AM Peak is anticipated to be 5 in and 14 out. PM Peak is anticipated to be 11 in and 6 out.**

*(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)*

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

**None**

### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

**Yes. An increase in population from the project will have a net increase in the requirement for public services. There will be 13 new single family residences requiring fire and police protection. Occupants would require health care and it can be anticipated some school age children will live within the project. However, the increase in the overall area population is not significant enough to necessarily result in the need for construction of additional facilities**

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

**None**

### 16. Utilities

- a. Circle utilities currently available at the site: electricity,  
natural gas, water, refuse service, telephone, sanitary sewer,  
septic system, other. cableTV

**The utilities indicated above are available in Osage Way at the west end of the site.**

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- 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.

**Water and sewer extensions in W Osage Way provided by City of Spokane. Electricity and natural gas extensions in W Osage Way provided by Avista Utilities. Telephone service extensions in W Osage Way provided by CenturyLink. Cable TV service extensions in W Osage Way provided by Comcast. General construction activity would be trenches in/along W Osage Way.**



**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: 6/26/13 Signature: 

**Please Print or Type:**

Proponent: Todd R. Whipple, PE \_\_\_\_\_ Address: 2528 N Sullivan Rd \_\_\_\_\_

Phone: 509-893-2617 \_\_\_\_\_ Spokane Valley, WA 99216 \_\_\_\_

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

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

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
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