

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

File No. Z23-478COMP

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 Note for Reviewers of this SEPA Checklist from City of Spokane Staff

As you consider the following checklist, please keep in mind that this proposal is a “non-project action” under the State Environmental Policy Act (SEPA). The proposal under consideration is a change only to the Land Use Plan Map of the Comprehensive Plan and the Zoning Map of Spokane. Accordingly, the proposal would amend the types of development expected and allowed on the subject parcels, but no actual physical improvements are under consideration at this time. The City expects that, if these proposals are approved, the property owners will come forward in the future for approval of building permits and other permits for physical changes to the site. However, no such permits have been requested by the applicants at this time and no approval for construction or physical changes to the site is under consideration by the City.

As such, when the applicant’s answers to the following checklist items mention physical improvements (e.g., the number of dwelling units to be constructed) reviewers should understand that these physical developments are not required or permitted by the proposal. Rather, future applications will be necessary before any physical changes occur to the site. Furthermore, requirements in place for construction permits, such as concurrency of services, stormwater controls, and any possible environmental surveys or analyses for that construction, will be analyzed and actions required before any construction or grading permits are issued, commensurate with the requirements of SEPA and the City’s Municipal Code.

For information on what could be permitted on the site, as opposed to the specifics the applicant may have provided in the following pages, reviewers are encouraged to review Title 17 of the Spokane Municipal Code for details as to what kinds of construction are permitted in the proposed zone, as well as any requirements for further analysis and consideration that must occur before any future permits for physical construction will be issued. Title 17 of the Spokane Municipal Code can be found at the following site:

<https://my.spokanecity.org/smc/>

Note from City of Spokane Staff:

The proposal classified as File Z23-478COMP has been expanded by Spokane City Council, adding three parcels of approximately 0.66 acres to the project area.

The properties added to the proposal by City Council include:

Parcel	Address
25236.0057 (part of)	1403 S Assembly Road
25262.0311	1432 S Bemis Street
25262.0312	1434 S Bemis Street

Additionally, after the application was added to the docket by City Council, the applicant has requested that the city consider amending the proposal to include the following five parcels, totaling approximately 1.19 acres in size. The inclusion of these parcels is subject to approval/recommendation by the Spokane Plan Commission and Spokane City Council, but they are included in the SEPA checklist in case approval is granted.

Parcel	Address
25271.0403	No Address Assigned
25271.0404	No Address Assigned
25271.0405	No Address Assigned
25271.0406	No Address Assigned
25271.0407	No Address Assigned

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff.

A. BACKGROUND

1. Name of proposed project: City View II

2. Applicant: Land Use Solutions & Entitlement

3. Address: 9101 N Mt. View Lane

4. City/State/Zip: Spokane WA 99218 Phone: 509-435-3108

Agent or Primary Contact: Dwight Hume

Address: Same

City/State/Zip: Same Phone: same

Location of Project: NWC Assembly & Sunset and NEC Assembly & Birch

5. Address: Not assigned Section: 26 and 27

Quarter: NE and NW Township: 25 Range: 42

Tax Parcel Number(s) See attached Supplement

6. Date checklist prepared: 4-18-24

7. Agency requesting checklist: City of Spokane Planning

8. Proposed timing or schedule (including phasing, if applicable): Spring 2027

The entire project of 199 units will be under construction. A small 3000 sf, (or less) retail pad will be incorporated into the proposed building located at the NWC of Assembly and Sunset where the former Green House once served the neighborhood,

Note that the City-sponsored parcels are not expected to develop/redevelop in the near future, as there are no known plans by the owners to do so. This is solely a map change to resolve a land use inconsistency that would be left in the vicinity if the applicant's proposal were adopted.

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

Yes, the owner recently purchased Parcel 25271.0403 to include with the adjacent parcels lying south of said parcel. This would become additional on-site parking to the proposed units lying on the west side of Assembly.

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

Parcel 25271,0403 was recently purchased by this owner. Four other parcels lie between this parcel and Parcel 25271.0408 that may or may not be purchased in the future for additional surface parking use.

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

This is an Non-Project Action (NPA). No environmental information is known relative to this property.

11. 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, a proposed amendment to General Commercial and GC-70 zoning immediately east of this proposal between Bemis and Rustle along Birch St.

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

Comprehensive Plan and Zone Change; Building Permits; Grading Permits; Road Vacations; and Road Work.

13. 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. _____

Three separate apartment buildings, two being east of Assembly, and one being west of Assembly totalling 199 units. The westerly building may include a small 3000 sf retail space on the Assembly frontage.

14. 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. _____

The sites are located at the NWC of Assembly and Sunset and at the NEC of Assembly and Birch St.

15. 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 property is located within the ASA, PSSA and City of Spokane.

16. 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 is an NPA. Sub-surface drainage will be addressed in the project level review. Similar residential uses surround the subject site. So no unforeseen issues should exist.

See the note on page 2 of this document for more information on "non-project actions" (NPA).

(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? _____

_____ This is an NPA, however chemicals are not expected to be a part of these residential uses.

(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. _____

_____ This is an NPA, however, no protective measures are anticipated, but will be determined at specific project level review.

(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? _____

_____ See #3 above.

b. Stormwater

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

_____ This is an NPA, however, the sites have rock outcrops typical of the surrounding developed area.

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

_____ This is an NPA, however, stormwater will be handles per approved standards of the City of Spokane.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: _____ The site includes large areas of flat land and some limited areas of steep slopes (exceeding 30 percent) _____

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

_____ This is an NPA, however, a steep slope of rock exist at the former green house site and the proposed apartment building will be built against it with upper level ground floor access from above.

Note that the on-site greenhouses were removed prior to the submittal of this application. The site is currently vacant.

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. ____

_____ This is an NPA, however, there are no agricultural soils on site. Other soil classifications will be addressed at the project specific review.

Parcels 25262.0401, .0402, .0403, .0405 contain Uhlig Silt Loam, which is classified as a prime agricultural soil. However, this parcel is not planned, zoned, or designated for agricultural uses. Similarly, there have never been any known agricultural uses or operations on these parcels. Additionally, the value of these soils in this location is reduced by the proximity of existing urban development and a major arterial. The future use of these parcels for agriculture is not expected.

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

_____ No evidence of unstable soils on either 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: _____

This is an NPA, however, the extent of grading, filling and amount of such will be addressed at the project specific level.

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

This is an NPA, however, see item "e" above.

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

This is an NPA, however, the site should typically have 80% site coverage of building and parking.

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

This is an NPA, however, storm drainage or erosion will be addressed at the project level of review.

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. _____

This is an NPA, however, Dust from excavation and grading would occur during site preparation and construction. Quantities will be determined at the project specific submittal and review.

Any future grading would be subject to existing City of Spokane standards for dust remediation.

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 odors or emissions affecting this property.

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

This is an NPA, however, this will be addressed in the project level review.

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. _____

This is an NPA, however, no water body or surface water exist on 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. _____

Not Applicable

(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. _____

Not Applicable

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

Not Applicable

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

Not within a flood plain

(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 discharge to surface waters will occur.

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 disturbance is anticipated.

All parcels are within the City of Spokane Retail Water Service Area and thus any new development on these sites would be served with City water rather than any on-site wells.

(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. _____

This is an NPA, however, no discharge of this type is anticipated from residential use.

All parcels lie within the City of Spokane sewer service area and would be required, upon development, to connect to City Sewer rather than use septic systems or on-site discharge.

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. _____

_____ This is an NPA, however, this will be determined at time of project level review. _____

Any future development would be subject to existing City of Spokane requirements for stormwater management, subject to City review and approval.

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

_____ See C 1 above. _____

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

_____ This is an NPA, however, no drainage patterns will be affected. _____

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

_____ This is an NPA, however, this will be addressed if applicable under project level review. _____

4. Plants

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

Deciduous tree: alder maple aspen

Other: _____

Evergreen tree: 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: _____

Other types of vegetation: _____

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

This is an NPA, however, existing vegetation will be replaced by buildings and surface parking and access.
The amount will be determined under a specific project review.

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

No known threatened species on site.

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

This is an NPA, however, to be determined at project level review. Landscaping will meet or exceed adopted City of Spokane development standards.

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

Unknown

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: _____

Other (*not* listed in above categories): _____

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

None are known to be on site.

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

Not a migratory route.

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

No measures being used to protect wildlife.

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

_____ This is an NPA, however, no invasive animal species exist on site or in the vicinity. _____

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.

_____ This is an NPA, however, actual projects subsequently reviewed for construction will use electric and natural gas for energy needs. _____

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

_____ This is an NPA, however, no impacts would occur for solar energy on adjacent properties. _____

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

_____ This is an NPA, however, projects will comply with NW energy code standards. _____

7. Environmental health

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

_____ This is an NPA, however, no exposure is foreseen from this land use. _____

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

_____ This is an NPA, however, there may have been contamination from the former green house use and products sold or stored on site. This will be determined when a project is proposed 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. _____

_____ This is an NPA, however, no former contamination would prevent reuse of the site.

(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. _____

_____ This is an NPA, however, no toxic chemicals will be stored on site for residential land uses.

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

_____ This is an NPA, however, no special emergency services are expected.

The parcels are located within an urbanized area and the service area for both Spokane Police and Fire.

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

_____ No special preventive measures are needed.

b. NOISE:

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

This is an NPA, however, noise within this area is not severe or adverse to the proposed land use. Noise sources are traffic and over-flight.

The sites are located approximately 0.8 miles from the centerline of runway 3/21 at Spokane International Airport and almost two miles straightline distance from the airport. While the entire area is subject to some noise from arriving and departing aircraft, the properties are distant enough from the airport that they lie outside any overlay zones where noise mitigation is necessary and required.

(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. _____

This is an NPA, however, short-term would be construction and site preparation.

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

This is an NPA, however, noise from such activity can be limited in terms of days and hours of operation.

Future construction would be subject to City ordinances for noise and construction.

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 subject sites are vacant. Adjacent surroundings are residential, and commercial.

The greenhouses, as previously mentioned, were demolished under permit in 2022. Additionally, a single family residence appears on some aerial photos on parcel 25262.0305 but was similarly demolished under separate permit in 2022. Parcel 25262.0312 contains a single-family home that remains on site--as far as the City is aware the owner has no intent to redevelop at this time. Similarly, parcel 25262.0311 contains a pole barn/garage, expected to remain for the time being.

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 sites have not been working farm land or forest lands.

The greenhouses on site, previously demolished, were used by a commercial florist operation and were classified as retail sales at the time.

This page was blank upon submittal by the applicant and represents a formatting error, not missing information.

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: _____

_____ This is an NPA, however, there are no nearby farms or forest activities.

Aerial photos from the 1950s show some limited agricultural operations south of Sunset Highway, though they have all ceased by the 2000s. Most were limited to haymaking.

c. Describe any structures on the site. _____

_____ This is an NPA, however, the sites are vacant.

As described previously, parcel 25262.0312 contains a single-family home that remains on site--as far as the City is aware the owner has no intent to redevelop at this time. Similarly, parcel 25262.0311 contains a pole barn/garage, expected to remain for the time being.

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

_____ Not applicable

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

_____ The sites are zoned RSF

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

_____ The sites are designated R-4

Note, this is in error. The current Comprehensive Plan designation for all parcels is Residential Low.

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

_____ Not Applicable

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

Neither site is classified as a critical area.

Many of the subject parcels contain limited areas of steep slopes.

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

This is an NPA, however, approximately 300 people would reside on these sites.

The City is unaware of any plans by the expanded parcel owners to develop or redevelop their parcels at this time.

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

This is an NPA, however, no displacement would occur since the sites are vacant.

The expanded parcels contain a single home. While the City is unaware of any desire by the owner to sell or redevelop, any redevelopment of this parcel in the future would displace one residential unit.

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

Not applicable

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

This is an NPA, however, the proposed 199 apartment units will comply with applicable development standards adopted by the City of Spokane.

The docketing committee recommended inclusion of the expansion parcels primarily to avoid a small area of Residential Low completely surrounded by more intense uses (General Commercial). Accordingly, these parcels are included for consideration to avoid unintended land use impacts.

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

Not applicable

9. Housing

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

_____ This is an NPA, however, this is limited to apartment units only.

The applicant has indicated their desire to construct 199 units. Any future construction on the expansion parcels is unknown at this time as these parcels are included to resolve land use mapping issues rather than to allow a known development.

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

_____ This is an NPA, however, no housing units exist on these sites.

The expanded parcels contain a single home. While the City is unaware of any desire by the owner to sell or redevelop, any redevelopment of this parcel in the future could potentially eliminate one residential unit.

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

_____ This is an NPA, however, per above, no measures are needed.

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? _____

_____ This is an NPA, however, the owner requested GC-70 zoning, to enable maximum utilization of these sites.

_____ The structures will approach the 70' height restriction due to underground parking, etc.

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

_____ This is an NPA, however, views should not be affected due to surrounding urban improvements or variable terrain, limiting the view of proposed structures. .

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

_____ This is an NPA, however, compliance with adopted development standards will ensure minimal aesthetic impacts.

There are no city-identified or protected viewsheds in this location.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
This is an NPA, however, this is a residential use and lighting would be interior and landscape lighting on site.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
This is an NPA, however, no safety hazards are foreseen from this lighting pattern.

- c. What existing off-site sources of light or glare may affect your proposal? _____
No off site light or glare would affect these sites.

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
This is an NPA, however, outdoor lighting would be down cast lighting.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Indian Canyon Golf Course is located north of the site and Finch Arboretum is located east of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
This is an NPA, however, no recreational uses would be displaced.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: _____
This is an NPA, however, no preventive measures are needed to avoid impacts to the above referenced recreation area.

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. _____

_____ This is an NPA, however, no structures of historic preservation are located within or adjacent to this proposal. T

_____ The Spokane House, once considered a premier hotel overlooking downtown Spokane, exists nearby, but it has since been converted to temporary housing for the homeless.

- 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. _____

_____ This is an NPA, however, no known cultural artifacts are located on these sites.

Per existing Spokane Municipal Code requirements, future construction would be required to maintain and execute an accidental discovery plan, in the case that unknown cultural resources are uncovered during construction.

- 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. _____

_____ This is an NPA, however, research will be done at the project level review.

- 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. _____

_____ This is an NPA, however, this would be determined at the project level review and approval.

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. _____

Sunset Highway, Assembly and Burch St and Rustle.

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? _____

Public Transit is available at Rustle and Sunset.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? This is an NPA, however, the project for 199 units will include more than the minimum required parking and will be reviewed for compliance at the time of project review.

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

This is an NPA, however, the improvement to Assembly Road and Burch St are expected to be imposed after project review.

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

This is an NPA, however, the future project will not affect rail or air, water or air traffic.

- 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? _____

The proposed project is 199 apartment units. At 6.74 VTD/Unit/199 = 1341 VTD. The underlying RSF zone allows 33 dwelling units and 333 VTD. Therefore, the net increase of VTD is 1009 VTD.

Note that the City is unaware of any desire or plans by the owners of the expansion parcels to redevelop their parcels.

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

- 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 is an NPA, however, this will not affect agriculture or forest product transportation.

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

This is an NPA, however, this will be determined at time of project review and approval.

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. _____

This is an NPA, however, there may be a need for increased public transit due to the increase of multifamily units to this area.

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

This is an NPA, however, these mitigations, if any, will be addressed under project review and approval.

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: _____

This is an NPA, however, the above utilities and service are available and will be provided at developer expense, upon approval of the project.

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: 5/6/24 Signature: 

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): Same

Phone: Same Address: Same

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Kevin Freibott, Senior Planner

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? _____

The proposed projects would be 199 apartment units in three separate buildings with some retail on the ground floor at the former location of the Commercial Green House. Storm drainage controls would be imposed under future

project specific review.

The proposal could result in more intense development in this location than currently described in the Land Use Plan Map. However, the entire area is already planned for urban-scale development and the proposed land use (General Commercial) is expected to generate similar emissions, limited and mitigated by existing Spokane Municipal Code requirements.

Proposed measures to avoid or reduce such increases are: _____

Compliance with applicable development standards concerning on site drainage.

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

The should be no impacts to plants and animals. Wildlife will continue to pass through adjacent low density areas.

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

No attempt will be made to preserve plants or animals.

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

The 199 units will require electrical service for heating and cooling.

Any urban development can increase the demand for electrical energy and natural resources. As the sites are currently vacant, save for a single home and a few garages, even development under the current Residential Low designation would require incrementally more electrical energy to serve development. However, nothing about the proposal or the expanded parcels is expected to require unusual amounts of electrical power, above and beyond any growth already planned for by the City and Avista.

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

The use of electrical service will be within new construction in compliance with NWECC standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands? _____

The site does not include environmentally sensitive areas.

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

None

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? _____

There are no shoreline jurisdictional areas.

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

The intent of the applicant is to develop this property into apartment uses, similar to the adjoining projects owned and developed by the applicant.

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

This location is designated in the comprehensive plan for urban development and any future development on this site following approval will remain urban in nature. As such, long range plans for such services are planned for this area.

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

As stated above, improvements would be at the developers expense and pursuant to conditions imposed by reviewing agencies.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. No impacts are foreseen.

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 5/6/24 Signature: 

Please Print or Type:

Proponent: Dwight Hume Address: 9101 N Mt. View Lane

Phone: 5 0 9 - 4 3 5 - 3 1 0 8 Spokane WA 99218

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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