



**DEVELOPMENT SERVICES CENTER**  
808 W. SPOKANE FALLS BLVD.  
SPOKANE, WASHINGTON 99201-3329  
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MY.SPOKANECITY.ORG

## **MITIGATED DETERMINATION OF NON-SIGNIFICANCE (MDNS)**

**Date of Issuance:** 3/6/2024

**Proponent:** Whipple Consulting Engineers, Inc. on behalf of Lennar Northwest, Inc.

**Location of proposal:** 3929 W. Grandview Road, Spokane, WA 99224, parcel 25263.0051 (and parcels 25263.0048, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.310 addressed as 2101, 2102, 2103, 2106, and 2107 S. Westridge Lane. Note: some parcels have no address currently assigned)

**Description of proposal:** The application proposes to subdivide 34.93 acres of land into a 199-lot Planned Unit Development (PUD) for development for single-family homes. The application also includes a Wetland Modification Conditional Use Permit (CUP). The application is requesting modification to the maximum FAR, lot coverage, driveway coverage limits, and front living space and rear yard setbacks under the PUD application process.

**Lead agency:** City of Spokane, Development Services Center

**File No.** Z23-190PPUD

The City of Spokane has determined that this proposal will not have a probable significant adverse impact on the environment, if mitigated as stipulated below. This decision was made after review of a completed environmental checklist and other information on file with the lead agency. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). The necessary mitigation measures are listed below, and the Environmental Checklist is attached.

- There is no comment period for this MDNS; pursuant to WAC 197-11-350 (1).
- This MDNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the MDNS.
- This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for at least 14 days from the date of issuance (below).

### **MITIGATING MEASURES:**


1. Vehicular traffic from this project is expected to add 5 AM trips and 3 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. The Beard Addition development is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp ("Mitigation Project"). Studies of the US 195 corridor have identified the removal of the left and thru

movements from Eastbound 16th Ave at US 195 as the appropriate mitigation project. This mitigation project was recently confirmed in a December 2021 US 195/I-90 Study led by the Spokane Regional Transportation Council in collaboration with WSDOT, the City of Spokane, and other partnering agencies. The Beard Addition development may not finalize any portions of the project until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project, which shall be under contract for construction within one year from the date of project approval. The details of the above mitigation project will be agreed upon by the developers, City and WSDOT.

2. Construct sidewalk on the south side of Grandview Avenue from Garden Springs Road to 21st Avenue.

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**Responsible official:** Spencer Gardner  
**Position/Title:** Planning Director  
**Address:** City of Spokane  
Development Services Center, Attn: Melissa Owen  
**Phone:** (509) 625-6063  
808 West Spokane Falls Boulevard  
Spokane, WA 99201-3343

**Signature:**  **Date Issued:** 3/6/24

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343. The appeal deadline is fourteen (14) calendar days after the signing of the MDNS. This appeal must be submitted on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Information on SEPA appeal procedures can be provided at the City of Spokane, Development Services Center.

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

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

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!  
Beard Addition, WCE 3109**

**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:** Beard Addition Planned Unit Development
  
2. **Applicant:** Whipple Consulting Engineers, Inc.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
  
3. **Agent or Primary Contact:** Todd R. Whipple, P.E.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
  
4. **Location of Project:**  
Address: On and near 3929 W. Grandview Road, Spokane, WA 99224  
Section: 26 Quarter: SW Township: 25N Range: 42E  
Tax Parcel Number(s): 25263.0048, 25263.0051, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102, 25263.3103
  
5. Date checklist prepared: April 17, 2023
  
6. Agency requesting checklist: City of Spokane, Washington
  
7. Proposed timing or schedule (including phasing, if applicable):  
Construction to begin Fall 2023 or one to three months after Planned Unit Development (PUD) approval. At the present time, there is no specific phasing plan other than seasonal; however, due to the nature of the proposal, a 199-lot PUD, this construction may be phased due to market conditions. If phased, phasing may include early grading, utility installation, portioning of the onsite/offsite infrastructure and platting in two or more phases.
  
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:  
At this time, there are no other planned additions, expansion or further activity related to or connected with this proposal.

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

Yes, the property owners also own or have options on parcel numbers 25263.2701, 25263.2702, 25263.2703, 25263.2704, 25263.2705, 25263.2801, 25263.2802, 25263.2803, 25263.2804, 25263.2805, 25263.2806, 25263.2807, 25263.2808, 25263.2901, 25263.2902, 25263.2903, 25263.2905, 25263.2906, 25263.3003 and 25263.2809 for a total of approximately 3.86 acres.

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

The following environmental information has been or will be prepared related to this proposal: SEPA checklist, trip generation and distribution letter, concept drainage report, geotechnical evaluation, cultural resource survey, wetland delineation and mitigation report and a critical areas checklist (wetland). A conditional use permit/wetland permit will also be required for this project, which was included with the preliminary plat/PUD submittal.

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

Yes, there is a plat alteration for the lots along 21<sup>st</sup> Avenue, Cumberland Lane, and Beard Drive that are under the same ownership. As part of that plat alteration, the five lots along Westridge Lane (25263.3001, 25263.3002, 25263.3101, 25263.3102 and 25263.3103) will be combined into two lots that will be subdivided as part of this plat, and both Westridge and Cumberland Lanes will be dedicated as public Right-of-Way. At the time of public hearing, the lots along Westridge Lane will be two residential lots. As part of the PUD/preliminary plat, a CUP and wetland permit will be required. Street plans for 21<sup>st</sup> Avenue have been approved.

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

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

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

This project proposes to subdivide nine parcels into 199 lots in the RSF zone. The project was originally a part of the approved Westridge Addition PUD; however, that preliminary plat with a PUD overlay has since expired prior to development of all phases. This project will construct or extend two north-south roads and three east-west roads. This project will be served by public water and public sewer. As part of this project, three wetlands were delineated, one of which will be re-established and rehabilitated within an updated wetland boundary at appropriate replacement values (2:1). Stormwater treatment will be provided in the large tract located largely within parcel number 25263.2907 and in some instances within the wetland buffers.

A PUD overlay is included with this proposal. This proposal seeks to alter Spokane Municipal Code (SMC) Section 17C.110.200 Development Standard Table 17C.110-3.

The items that will be modified are the following:

- Maximum building coverage:
  - Lots 5,000 sf or larger: 2,250 sf + 35% for portion of lot over 5,000 sf.
  - Lots 3,000-4,999 sf: 1,500 sf + 37.5% for portion of lot over 3,000 sf.
- Floor Area Ratio (FAR): 0.5
- Front Setback: 15 ft.
- Rear Setback: 25 ft.

Additionally, the proposal seeks to modify SMC 17C.230.145(C)(4)(a):

- Front yard hard surface coverage (vehicle parking): 40%

Our proposal requests to modify the above items to the following:

- Maximum building coverage: 60%
- Floor Area Ratio (FAR): No maximum
- Front setback: 10 feet house, 20 feet garage or car port.
- Rear setback: 20 ft.
- Front yard hard surface coverage (vehicle parking): 45%.

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 at 3929 W. Grandview Road on parcel numbers 25263.0048, 25263.0051, 25263.0052, 25263.2907, 25263.3001, 25263.3002, 25263.3101, 25263.3102 and 25263.3103, totaling approximately 34.93 acres of land. The project is in the southwest ¼ of Section 26, Township 25 N., Range 42 E., W.M.*

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 moderate susceptibility area, will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, detention and/or retention ponds and gravel galleries depending upon soil types at the locations of the proposed facilities. The anticipated disposal rate will be appropriate for the design option chosen. Currently the runoff volume of a 100-year storm event is anticipated to be 3.299 ac/ft. A storage area of 13.76 ac/ft is proposed to contain the potential 100-year storm event. A preliminary or concept storm analysis is included as a part of this application.*

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

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

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

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

Applicable BMP's will be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small household leaks or spills may occur and are anticipated to be handled prior to leaving impervious surfaces.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

No large volumes of chemicals are anticipated to be stored onsite within the residential development, therefore there is no direct spill or leak risk to groundwater.

b. Stormwater

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

Based on well logs in the area, depth to groundwater varies from approximately 100 to 200+ feet below grade.

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

Yes, stormwater may be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time.



## B. ENVIRONMENTAL ELEMENTS

### 1. Earth

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

Flat  Rolling  Hilly  Steep slopes  Mountainous

Other:

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

As shown on the preliminary plans, there are slopes exceeding 30%; however, the majority of the site is between 4% to 10%.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to a USDA NRCS soil report, the following soil types are found on site:

1021–Cocolalla-Hardesty complex, 0 to 3 percent slopes–Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

3115–Northstar-Rock outcrop complex, 3 to 15 percent slopes

7131–Urban land-Northstar, disturbed complex, 3 to 8 percent slopes

Please note that no loss of farmland will occur with this project.

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

No, there are no surface indications or history of unstable soils in the immediate vicinity.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Proposed grading will be for the utilities, streets, lots, building pads and storm ponds. The grading would involve removal of organics, preparation of street subgrade and preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 50,000cyd to 100,000cyd of material onsite. No export or import is anticipated other than for road building materials such as crushed rock, pavement, etc....; however, if any import or export of materials is required it shall be from/to a preapproved source/destination and coordinated with the City of Spokane Development Services Center. 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 a 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 using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?  
The development of the site will have about 40 to 50% impervious coverage which includes roads, sidewalks, driveways and home construction. Lot Floor Area Ratios may be higher than typical FAR at 0.6 to 0.9.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:  
Erosion will be reduced and controlled using appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.

## 2. Air

- a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.  
During construction, some fugitive dust could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
There are no known off-site sources of emissions or odor that may affect this proposal.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements. Future landowners may require additional review through SRCAA depending on future construction on land disturbing actions.

**3. Water**

a. SURFACE WATER:

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

The WDFW PHS map indicates the presence of a freshwater emergent wetland on and adjacent to the site. A wetland delineation and mitigation report is provided with the preliminary plat/PUD application, please see the delineation for more specific information.

- (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.

Yes, this project will require work within 200 feet of the wetlands, which may all be removed, re-established, and rehabilitated during project development.

- (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.

At this time a complete design and planting plan for revegetating the wetland has been completed. We would expect that 1,000 to 2,000 cy worth of grading within the tract will occur.

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

No surface water withdrawals or diversions are anticipated with this project.

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

This proposal does not lie within a 100-year floodplain.

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No waste materials will be discharged to surface waters as the site will be connected to public sewer.

b. GROUNDWATER:

- (1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from this site. All potable water used will be provided by the local purveyor (the City of Spokane) per their existing water right. The project's cleaned stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific storm drainage report will be provided when the project site is in the design process. However, a concept storm, preliminary storm evaluation will be provided for the preliminary plat/PUD process.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No water will be discharged via septic or other onsite systems. The subject site will be served by the City of Spokane public sewer. The site is expected to serve approximately 538 (199\*2.7) people.

c. WATER RUNOFF (INCLUDING STORMWATER):

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

The source of runoff from this site after completion of the subdivision will be from the constructed elements of the subdivision including but not limited to homes, streets, sidewalks, driveways, lawns, open spaces, etc. The intent is to convey stormwater to large tract ponds to treat and discharge the treated stormwater as required by the SRSM to the underlying soils via retention ponds and discharge via infiltration and evaporation. It should be noted that some minor basin modifications to this site that will positively affect the downstream properties will occur as street and home construction intercept upslope water due to rainfall on roadways and be carried to stormwater facilities, it should be expected that while generally stormwater will be intercepted, the project does retain the right to discharge the rate and volume of stormwater as calculated in the pre-developed condition and as contemplated in previous easement to the Westwood Hills 2<sup>nd</sup> Addition PUD via recorded easements, only if required.

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

No, stormwater treatment is required pursuant to the SRSM. All future runoff will be treated in the catchment area before discharge. Waste generated on site will be discharged via public sewer.

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

No, while the drainage patterns within the site will be altered to send all stormwater to catchment areas, drainage patterns within the vicinity of the site are not anticipated to change, as all stormwater is expected to remain in evaporation ponds. As noted earlier, offsite flow may be required to one existing easement to discharge water offsite.

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

As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other affected agencies. Please see the concept storm report for more information.

#### 4. Plants

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

Deciduous trees:     alder             maple             aspen

Other:

Evergreen trees:     fir                 cedar             pine

Other:

shrubs             grass             pasture             crop or grain

orchards, vineyards or other permanent crops

Wet soil plants:     cattail             buttercup         bullrush         skunk cabbage

Other:

Water plants:         water lily         eelgrass             milfoil

Other:

Any other types of vegetation:

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

At the present time it would be expected that all onsite vegetation would be removed where required or applicable.

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

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

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

Drainage areas will be vegetated per standards to provide treatment and street trees are required. Tract "A" is proposed to be mostly natural after wetland rehabilitation and recreation.

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

There are no known noxious weeds or invasive species known to be on or near the site.

## 5. Animals

- a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds:             hawk             heron             eagle             songbirds

Other:

Mammals:         deer             bear             elk             beaver

Other: *Big brown bat, Townsend's big-eared bat*

Fish:             bass             salmon         trout         herring         shellfish

Other:

Any other animals (not listed in above categories):

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

A review of the WDFW PHS and U.S. Fish and Wildlife IPaC Maps did not reveal any critical habitat. There are 21 animal species listed in Washington. Of these, none are found on site; however, the following have habitat that covers this region: yellow-billed cuckoo, bull trout and monarch butterfly (candidate species).

The WDFW PHS indicates the presence of mule deer, big brown bat, and Townsend's big-eared bat. The precise habitat of both the big brown bat and Townsend's big-eared bat is obfuscated to the township level to protect both species from human interference, and their exact locations are unknown. Please note that approximately ¾ of the City of Spokane is located within habitat for one or more of the following state sensitive vesper bats: big brown bat, Townsend's big-eared bat, and Yuma myotis.

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

The City of Spokane is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that bald eagle, Cassin's finch, Lewis' woodpecker, olive-sided flycatcher and Rufous hummingbird may transit through the area.

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

As this will be a highly urbanized development inside the Urban Growth Boundary, no preservation or enhancement will be provided that may lure wildlife from their habitat into the UGA.

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

There are no invasive animal species known to be on or near the site.

## 6. Energy and natural resources

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

Electricity and natural gas will be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.

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

The homes will be 35' max height or as allowed by code which should not affect solar energy collection by neighboring parcels.

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

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

**7. Environmental health**

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

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

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

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

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

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

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

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

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

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

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

No measures are proposed to reduce or control environmental health hazards, beyond those included within the respective City Permit.

b. NOISE:

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

Residential levels of noise have been observed from the surrounding development. These levels of noise are not anticipated to affect the project.



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

*In the short term, noises from construction equipment for both land disturbing and blasting activities as well as from building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.*

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

*Construction and blasting will be restricted to hours allowed by code.*

## **8. Land and shoreline use**

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

*The project site is currently vacant land. Adjacent properties include vacant land to the northeast; single-family residences to the east, south, and northwest; and vacant land to the west and north. There is a City of Spokane-owned vacant parcel to the southwest.*

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

*The project site has not been known to have been used for agriculture in the recent past.*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

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

- c. Describe any structures on the site.

*There are approximately two dilapidated structures onsite which are presumed to be a single-family residence and well building.*

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

*Yes, all existing structures will be demolished as part of the project.*

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

The current zoning classification of the site is RSF.

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

The current comprehensive plan designation of the site is Residential 4-10.

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

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

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

The City of Spokane GIS identifies no critical areas within two hundred feet of the project site. The preliminary plat/PUD and LIDAR identified slopes exceeding 30%.

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

The site is expected to serve approximately 538 (199\*2.7) residents.

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

No people are anticipated to be displaced with the completed project.

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

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

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

The project will be approved and developed in accordance with the applicable City codes and standards for residential development, streets, and utilities and the subsequent conditions of approval.

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

There are no proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance.

## **9. Housing**

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

Approximately 199 additional middle-to-high-income housing units are proposed to be provided with this project.

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

No units are anticipated to be removed with this project.

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

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

## 10. Aesthetics

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

Maximum height as allowed by code, 35'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.

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

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

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

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

## 11. Light and Glare

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

The development will be illuminated at night consistent with City of Spokane zoning codes and standards. It should be expected that several streetlights will be added as well as additional porch and driveway lights, all to residential scale and levels.

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

Light or glare generated on the project site is not anticipated to be a safety hazard or interfere with views.

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

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

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

None, as no lighting impacts are anticipated from the proposed residential neighborhood.

## 12. Recreation

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

Grandview, Stirling and Whittier parks, the Fish Lake Trail, the Finch Arboretum, and the Indian Canyon Golf Course are all opportunities within the immediate and general area.

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

No, this project will not displace any existing sanctioned recreational uses.

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

There are no proposed measures to reduce or control impacts to recreation.

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the 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.

A review of the DAHP WISAARD revealed no properties onsite that are eligible for national, state, or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no visible signs of landmarks, features, or other evidence of Native American historic use or occupation on or near the site. A Cultural Resource Survey has been ordered and is waiting for snow cover to subside.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

GIS data from WISAARD was used to assess the potential impacts to cultural and historic resources on or near the project site. In anticipation of the DAHP comment that the project site is within the base layer, a Cultural Resource Study has been requested at the time of this writing. An inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area, and the city and owner will be notified.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

*There are no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance of resources beyond following local, state, and federal laws, which may include an inadvertent discovery plan.*

#### **14. Transportation**

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

*This site is served by Cumberland Street, Westridge Street, the 21<sup>st</sup> Avenue Right-of-Way and the 25<sup>th</sup> Avenue ROW. The project proposes to access the public street system via 21<sup>st</sup> Avenue and 25<sup>th</sup> Avenue.*

- 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.

*No, the site is approximately 0.50 miles from the nearest transit stop, Sunset @ Rustle on busses 60 and 61. Please note that, the bridge on Garden Springs Road does not support pedestrian traffic.*

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

*Each residence will have at minimum two garage and two driveway spaces for a total of 796 (199\*4) designated parking spaces in addition to street parking. No formal spaces will be eliminated.*

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

*This project will create three east-west roads and extend two north-south roads to serve the development.*

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

*No, this project will not use water, rail, or air transport.*

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

*This project is anticipated to generate approximately 140 AM peak hour trips, 190 PM peak hour trips, and 1,901 ADT.*

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

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

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

*No measures are proposed as no impacts are anticipated at this time, aside from the payment of proportionate impact fees.*

#### 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.

*The demand for services is not expected to increase beyond an acceptable level as anticipated by the Comprehensive Plan. Based upon preliminary calculations, the project anticipates to generate an average daily demand for water of 129,847.50 GPD, with a max day demand of 337,603.50 GPD and peak hour demand of 573,926 GPD. Likewise, the project expects to generate a sewer capita flow (without peaking factor) of 49,750 GPD and will generate a peak flow of 149,250 GPD.*

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

*There are currently no proposed impacts beyond following requirements and regulations of municipal or state code.*

#### 16. Utilities

- a. Check utilities currently available at the site:

electricity       natural gas       water       refuse service  
 telephone       sanitary sewer       septic system

Other: *Answer*

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

*Sewer and water will be provided by the City of Spokane.*

*Electricity and natural gas will be provided by Avista.*

*Telephone will be provided by CenturyLink.*

*Refuse services will be provided by the City of Spokane.*

**C. SIGNATURE**

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

Date: 4/17/23

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: \_\_\_\_\_

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.