

# ENVIRONMENTAL CHECKLIST

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PLANNING & DEVELOPMENT SERVICES

***PRELIMINARY PLAT OF***  
***CHELTENHAM COURT***

***NOVEMBER 2014***

## Environmental Checklist

File No. 21400069PPLT

### **Purpose of Checklist:**

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

### **Instructions for Applicants:**

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

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

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

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

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

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

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

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

**A. BACKGROUND**

1. Name of proposed project, if applicable:

*Preliminary Plat of Cheltenham Court*

2. Name of applicant:

*Inland Pacific Development, LLC*

2. Address and phone number of applicant or contact person:

*Casey Mason  
12720 East Nora Avenue, Ste. E  
Spokane Valley, WA 99216  
509-928-5777*

4. Date checklist prepared:

*November 3, 2014*

5. Agency requesting checklist:

*City of Spokane Planning & Development Services*

6. Proposed timing or schedule (including phasing, if applicable):

*This project is to be constructed in 2015-2018.*

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

*No*

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

*Yes, Inland Pacific Development owns property to the north and west, some of which has received final plat approval and is being sold to builders and other property that has received preliminary, but not yet final plat approval.*

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

*An Environmental Checklist was prepared for Cheltenham, surrounding this property, in 2002.*

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

*None known*

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

*Preliminary plat approval and subsequent engineering approvals.*

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

*Preliminary plat approval of 4.3 acres of undeveloped land into 20 single-family dwelling lots, including construction of a cul-de-sac and associated utilities.*

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

*North of Strong Road, West of Elm Street, South of Maxine Avenue, within the NE 1/4 of Sec 24, T.26N., R.42E., W.M.*

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

*All of the above.*

14. The following questions supplement Part A.

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

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

*A bio-infiltration swale and drywells have already been installed immediately south of the project site, which will treat and dispose of runoff generated by the new impervious parking surface. A new drywell may be added to accommodate additional runoff generated from this project, if determined to be necessary.*

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

*No chemicals are anticipated to be stored within this residential development.*

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

*No chemicals are anticipated.*

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

*No.*

b. Stormwater

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

*Depths to bedrock and groundwater are unknown.*

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

*Yes, as outlined in 14.a.1 above, via drywells after treatment, in accordance with Spokane Regional Stormwater Guidelines.*

**TO BE COMPLETED BY APPLICANT**

**B. ENVIRONMENTAL ELEMENTS**

Evaluation for  
Agency Use  
Only

**1. Earth**

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

*Flat.*

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

*Approximately 3%*

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

*Predominantly Brincken, moist-Uhlig complex with minor Seaboldt, warm-Brincken moist complex and Urban land-Seaboldt disturbed complex at the southeast corner of the site, Per [www.websoilsurvey.nrcs.usda.gov](http://www.websoilsurvey.nrcs.usda.gov).*

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

*No*

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

*Earthwork will be minimal, only as necessary to construct the cul-de-sac and build homes.*

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

*Minor, localized wind and/or stormwater runoff could occur as a result of construction.*

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

*Approximately 35%-45% of the site will eventually be covered by roads, sidewalks, homes, patios, and driveways.*

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

*Best management practices will be used to control wind and/or water erosion on this site, in accordance with an approved erosion and sedimentation control plan.*

## 2. Air

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

*Dust emissions could result during construction and long-term vehicular emissions, typical of residential uses.*

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

*None that affect the proposal.*

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

*During the construction phase, water spraying of the soils will occur during periods of dryness and winds to control dust. Paved roads will be cleaned where tracking occurs during construction. Debris will be hauled from the site to a legitimate solid waste facility. Areas cleared of vegetation for site development will be landscaped to avoid potential dust emission resulting from exposed soils.*

### 3. Water

- a. SURFACE:

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

*No.*

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

*No.*

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

*N/A*

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

*No.*

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

*No.*

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

*No.*

b. GROUND:

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

*No.*

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

*No waste material will be discharged into the ground.*

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.

*Stormwater is expected to be the only source of water runoff from this site. This stormwater will be collected and transported in catch basins, pipes, ditches and curbs to treatment and disposal ponds, per Spokane County Stormwater Guidelines*

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

*No. Each building will be evaluated and designed to assure that no waste material can enter groundwater*

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any.



*Excess runoff and associated contaminants from paved surfaces will be treated per Spokane Regional Stormwater Guidelines.*

#### 4. Plants

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

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

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

\_\_\_\_\_ Shrubs

\_\_\_\_\_ Grass (**Native**)

\_\_\_\_\_ Pasture

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

\_\_\_\_\_ Wet soil plants, cattail, buttercup, bullrush, other. skunk cabbage, *Riparian vegetation is found immediately adjacent to the Spokane River, across Upriver Drive.*

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

\_\_\_\_\_ Other types of vegetation

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

*All existing grasses on the property will eventually be removed and replaced with home improvements and/or ornamental landscaping.*

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

*No threatened or endangered species are known to be on or near the site.*

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

*Each home will be landscaped.*

## 5. Animals

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

*Predominantly song birds, upland game birds, deer and other smaller mammals.*

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

*None known*

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

*No.*

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

*Ornamental vegetation.*

## 6. Energy and natural resources

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

*Electricity and natural gas will be utilized for all energy needs.*

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

*No.*

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

*Compliance with all energy code requirements.*

## 7. Environmental health

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

*No.*

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

*No special emergency services will be required.*

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

*N/A*

### b. NOISE:

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

*Normal traffic noise associated with the urban setting.*

- (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.

*There would be short-term increase in noise generated from the site during the construction phase due to trucks and equipment, and normal noises associated with construction activities. Long-term noises include those resulting residential vehicles.*

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

*Construction activities will only occur during the City's approved working hours. Long-term residential noises will comply with applicable noise ordinances.*

## 8. Land and shoreline use

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

*The site is currently vacant/undeveloped. Adjacent properties are either undeveloped or single-family residential.*

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

*Yes, historically, but not in recent years.*

- c. Describe any structures on the site.

*None.*

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

*No.*

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

*Residential Single Family (RSF)*

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

*Residential 4-10*

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

*N/A*

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

*No.*

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

*Approximately 60 people will reside in the project.*

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

*None.*

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

*N/A*

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

*The proposed use is allowed under the current development code and is consistent with adjacent uses.*

## 9. Housing

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

*20 medium-income housing units will be provided.*

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

*No units would be eliminated.*

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

*N/A*

## 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?

*The new residences will likely be 15-25 feet tall.*

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

*No view will be significantly altered or obstructed, as this is an infill project.*

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

*Ornamental landscaping will improve aesthetic impacts.*

## 11. Light and Glare

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

*Garage lights and those from within the homes. Headlights from vehicles.*

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

*No.*

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

*None.*

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

*Residential lighting will be low voltage.*

## **12. Recreation**

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

*Sky Prairie Park is located to the southwest.*

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

*No.*

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

*N/A*

## **13. Historic and cultural preservation**

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

*None known.*

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

*None known.*

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

*N/A.*

#### 14. Transportation

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

*The site is accessed from Maxine Ave.*

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

*No Approximately 1.25 miles to the south.*

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

*Approximately 80 off-street parking spaces. Each residence will include at least a two-car garage plus driveway. No parking spaces would be eliminated.*

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

*Yes. One public cul-de-sac will be constructed to serve the 20 lots.*

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

*No.*

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

*Approximately 220 trips per day, with peaks occurring during AM and PM peak hour.*

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

*Each lot will pay a transportation impact fee, per City of Spokane ordinance.*

### 15. Public services

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

*No. Services are already available in the area sufficient to serve these 20 lots.*

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

*This project is within an existing service area.*

### 16. Utilities

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

Anticipated utility purveyors

*Electricity and natural gas: Avista Utilities*

*Water: City of Spokane*

*Refuse Service: City of Spokane*


*Telephone: Qwest*

*Sanitary Sewer: City of Spokane*



**C. SIGNATURE**

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

Date: 11/24/14 Signature: 

**Please Print or Type:**

Proponent: CASEY MASON Address: 12720 E. NORA AVE. STE 'E'  
Phone: 509.928.5777 SPOKANE VALLEY, WA 99216

Person completing form (if different from proponent): Frank R. Ide, Taylor Engineering, Inc.  
Address: 106 W. Mission Ave., Spokane, WA 99201  
Phone: (509) 328-3371

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