



**DESCRIPTION OF PROPOSAL:**

Amend Land Use Plan Map from R 6-10 to R 15-30

**ADDRESS OF SITE OF PROPOSAL:** (if not assigned yet, obtain address from Public Works before submitting application)

3004 W 8<sup>th</sup> Avenue

**APPLICANT:**

**Name:** Ventura Land Holdings LLC c/o George Nossek  
**Address:** 811 W 2<sup>nd</sup> Ave. Suite 301 Spokane WA 99201-4402  
**Phone (home):** **Phone (work):** 509-217-1920  
**Email address:** [georgenossek@comcast.net](mailto:georgenossek@comcast.net)

**PROPERTY OWNER:**

**Name:** Same  
**Address:**  
**Phone (home):** **Phone (work):**  
**Email address:**

**AGENT:**

**Name:** Land Use Solutions & Entitlement  
**Address:** 9101 N Mt. View Lane, Spokane WA 99218  
**Phone (home):** **Phone (work):** 509-435-3108  
**Email address:** [dhume@spokane-landuse.com](mailto:dhume@spokane-landuse.com)

**ASSESSOR'S PARCEL NUMBERS:**

25234.6501 25234.0902

**LEGAL DESCRIPTION OF SITE:**

Lots 1-12, Block 13, Terrace Park Lewis and Shaws

**SIZE OF PROPERTY:**

2.20 acres

**LIST SPECIFIC PERMITS REQUESTED IN THIS APPLICATION:**

Land Use Map Amendment and Zone Change

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# Threshold Review

PLANNING &amp; DEVELOPMENT

Ventura Land Holdings R 6-10 to R 15-30

- a. The proposed amendment presents a matter appropriately addressed through the comprehensive plan;

*Yes, the Comprehensive Plan provides guidance on the proper location of higher density residential. The subject property is located adjacent to an existing NR-35 zone which implements a mini-neighborhood center. Within the discussion of a Neighborhood Mini-Center, it mentions that higher density residential is encouraged in those areas. This is an area characterized by several apartment developments within the immediate vicinity.*

- b. The proposed amendment does not raise policy or land use issues that are more appropriately addressed by an ongoing work program approved by the City Council or by a neighborhood or subarea planning process;

*This is an area contemplated for future sub-area planning. However, this request deals with an urgent need for housing to accommodate an ever increasing demand for a special needs segment of our community currently being housed within the adjacent former motel. The approval of this request would not prejudice the outcome of future land use planning.*

- c. The proposed amendment can be reasonably reviewed within the resources and time frame of the Annual Comprehensive Plan Amendment Work Program;

*Yes, no extraordinary impacts are foreseen by this proposal upon infrastructure, services or capital improvements. It can be reviewed without burdening staff.*

- d. When expansion of the geographic scope of an amendment proposal is being considered, shared characteristics with nearby, similarly situated property have been identified and the expansion is the minimum necessary to include properties with those shared characteristics;

*Not applicable.*

- e. The proposed amendment is consistent with current general policies in the comprehensive plan for site-specific amendment proposals. The proposed amendment must also be consistent with policy implementation in the Countywide Planning Policies, the GMA, or other state or federal law, and the Washington Administrative Code;

*The proposal lies adjacent to an existing Mini-Center. It provides the increased housing mentioned within the policy discussions concerning Neighborhood Mini-Centers at page 3-39 where it states that higher density residential use is encouraged in these areas. LU 1.7 discusses states that residential use adds market demand for businesses and enables enhanced transit service to these areas.*

*Since the proposed increase in residential density located next to an existing mini-center, the request is consistent with the current comprehensive plan and therefore is consistent with Countywide Planning Policies, the GMA and other applicable state and federal regulations.*

- f. The proposed amendment is not the same as or substantially similar to a proposal that was considered in the previous year's threshold review process, but was not included in the Annual Comprehensive Plan Amendment Work Program, unless additional supporting information has been generated; *Not Applicable.*
- g. State law required, or a decision of a court or administrative agency has directed such a change. *Not Applicable*

Neighborhood Council Outreach:

*The subject property is located within the West Hills NC. The owner/applicant made four attempts to reach the chairman to get on their agenda. No replies were provided. However, this neighborhood council is aware of the social service provided by the owner.*

*We will be sure to schedule our proposal with this NC during the 60 day Notice of Application comment period.*

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# Comprehensive Plan or Development Standard Amendment Threshold Review - Counter Complete Checklist

This checklist includes all of the required information for submitting a **Early Threshold Review Application** for an item that has been docketed for full review as a **COMPREHENSIVE PLAN OR DEVELOPMENT STANDARD AMENDMENT**. It includes required information of the State Environmental Policy Act. Applications will not be processed until all of the following information is submitted and determined "Counter Complete."

- Predevelopment meeting summary (if applicable)
- Pre-application meeting or correspondence with neighborhood council (for map amendments) *Not able to connect w/ NC mentioned in materials*
- General Application, completed and signed
- Threshold Review Application for Comprehensive Plan Amendments
- Environmental checklist, if required under SMC Chapter 17E.050.
- Additional materials such as photographs illustrating the site or visioning documents appropriate to a non-project action may be included.
- For a map amendment, (2) paper copies and one PDF (formatted for posting and emailing) of the site plan, drawn to a minimum scale of 1"=100', on a sheet no larger than 24"x36", which will include all of the following: *illustration*

<ul style="list-style-type: none"> <li><input type="checkbox"/> Applicant's name, mailing address and phone number</li> <li><input type="checkbox"/> Section, township and range</li> <li><input type="checkbox"/> North arrow and scale</li> <li><input type="checkbox"/> Legal description</li> <li><input type="checkbox"/> Dimensions of property and property lines</li> <li><input type="checkbox"/> City limits and section lines</li> <li><input type="checkbox"/> Existing utilities in adjoining right-of-way</li> <li><input type="checkbox"/> Existing streets, alleys, major easements or public areas</li> <li><input type="checkbox"/> Location of existing buildings</li> <li><input type="checkbox"/> Unstable slopes (if applicable)</li> <li><input type="checkbox"/> Wetlands (if applicable)</li> <li><input type="checkbox"/> Water courses such as streams, rivers, etc. (if applicable)</li> <li><input type="checkbox"/> Flood plains, flood fringe or flood way (if applicable)</li> <li><input type="checkbox"/> Significant habitat or vegetation (if applicable)</li> </ul>	<p><i>10/30/2017</i></p> <p><i>Ventura Holdings</i></p> <p><i>7th of Sunset</i></p> <p><i>TTB</i></p> <p><i>materials provided sufficient for now - will review.</i></p>
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- W/A*  For a text amendment, instead of the site plan, please include the proposed amendment with the text to be added underlined and the text to be deleted with ~~strikeouts~~.
- Additional application information may be requested later if item is put on the Annual Comprehensive Plan Amendment Work Program and may include, but is not limited to, the following: critical area studies, noise studies, air quality studies, visual analysis, transportation impact studies, geotechnical and wetland studies
- Planning & Development Department filing fees, as required under SMC Chapter 8.02

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**PLANNING & DEVELOPMENT**  
 Planning Services  
 3rd Floor, City Hall  
 808 W. Spokane Falls Blvd  
 Spokane, Washington 99201  
 509.625.6300 (rev. 201709)

# Comprehensive Plan Amendment



**Planning Services  
Department**  
808 W Spokane Falls Blvd  
Spokane, WA 99201  
Phone: (509) 625-6060  
www.spokaneplanning.org

**Record/Permit Number: Z17-622COMP**

**Job Title: Amend Land Use Plan Map from R 4-10 to R 15-30**

**Expires:**

**Site Information:**

Address: **3004 W 8TH AVE**

Permit Status: Pending  
Status Date: 10/30/2017

Parcel #: 25234.0902

Parent Permit:

**Applicant**

**Owner**

**Ventura Land Holdings LLC - Geoge Nossek  
811 W 2nd Ave, Suite 301  
Spokane WA 99201**

**NOSSEK, GEORGE J  
3000 W SUNSET BLVD  
SPOKANE WA 99224**

Description of Work: **Amend Land Use Plan Map from R 4-10 to R 15-30**

**Contractor(s)**

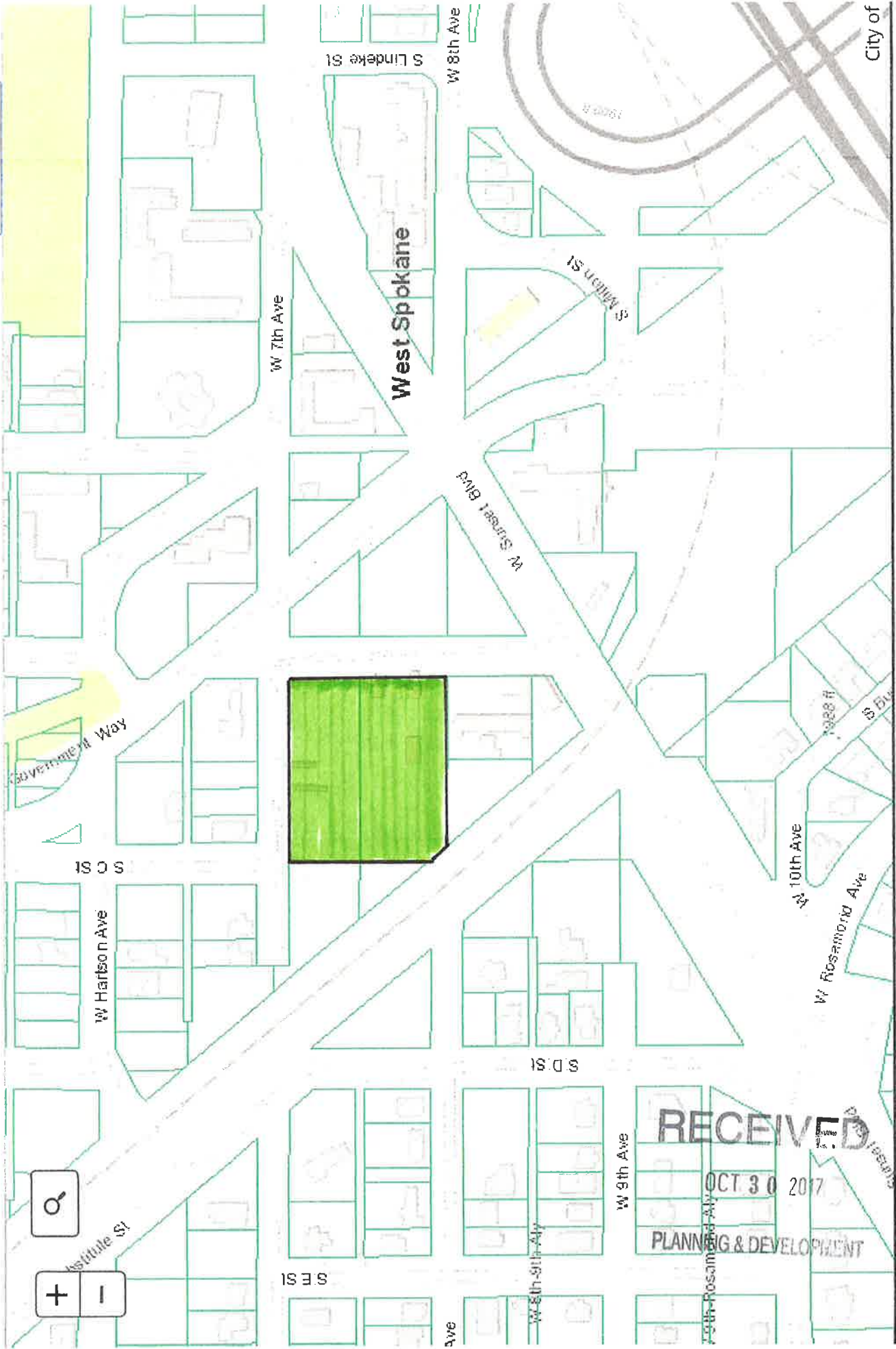
<b>Fees:</b>	<b>Qty:</b>	<b>Amount:</b>	<b>Payments:</b>	<b>Ref#</b>	<b>Amount:</b>
Pre-application Fee	1	\$500.00	10/30/2017 Check	101	\$500.00
		<u>\$500.00</u>			<u>\$500.00</u>
			<b>Estimated Balance Due :</b>		<b>Amount:</b> \$0.00

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**CONDITIONS OF APPROVAL**



Measure  More Info



PROPOSED R 15-30

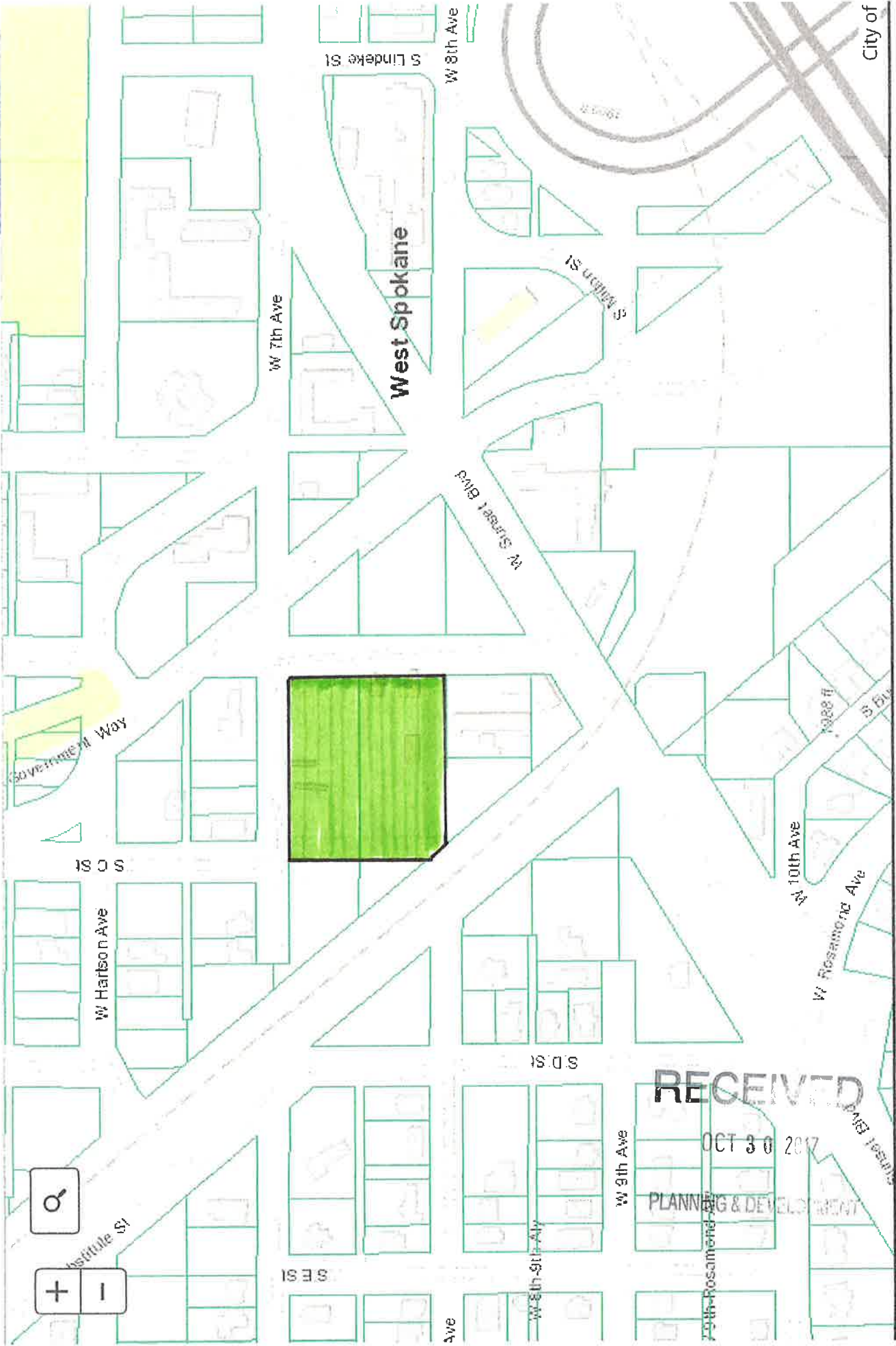


Tax Parcels  Districts  Permits  Zoning

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City of

Measure  More Info



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PROPOSED R 15-30



- Tax Parcels
- Districts
- Permits
- Zoning



Measure

More Info



Tax Parcels

Districts

Permits

Zoning



## Environmental Checklist

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

### **Purpose of Checklist:**

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

### **Instructions for Applicants:**

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

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

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

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

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

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

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

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

**A. BACKGROUND**

1. Name of proposed project, if applicable: Ventura Land Holdings Map Amendment
2. Name of applicant: Ventura Land Holdings, George Nossek manager.
3. Address and phone number of applicant or contact person: Dwight Hume  
9101 N Mt View Lane Spokane WA 99218 509-435-318
4. Date checklist prepared: October 30, 2017
5. Agency requesting checklist: Spokane Planning & Development Services
6. Proposed timing or schedule (including phasing, if applicable): Immediate upon approval
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The project may be phased with approximately 60 units within the subject amendment area.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. Yes, the applicant owns the 1.3 acre motel site immediately south of the subject property that contains the motel and is zoned NR-35.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Unknown
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No other applications are pending

10. List any government approvals or permits that will be needed for your proposal, if known. **Map amendment, zone change and development permits.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. **The project encompasses 2.2 acres and the proposed amendment would generate up to 66 residential units.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. **The property consist of one platted block bound by 7<sup>th</sup> and 8<sup>th</sup>, S Gov't Way and vacated "C: street. In the vicinity of Sunset Highway and S Gov't Way.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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).

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

- (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?

**Non-Project Action, to be determined at time of 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.

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

- (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?

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

b. Stormwater

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

**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. \_\_\_\_\_



\_\_\_\_\_  
\_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? **N/A** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_  
**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Yes, overhead railroad trestle adjacent the subject property.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

### 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.  
**Latah Creek is located east of the subject property approximately 1/2 mile.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**No** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

b. GROUND:

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_

- (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.

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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.

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Evaluation for  
Agency Use  
Only

#### 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

\_\_\_\_\_ Pasture

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

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

*other.*

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

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

b. What kind and amount of vegetation will be removed or altered? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_

c. List threatened or endangered species known to be on or near the site. **None** \_\_\_\_\_

\_\_\_\_\_

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**5. Animals**

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

Evaluation for  
 Agency Use  
 Only

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

- c. Is the site part of a migration route? If so, explain. \_\_\_\_\_  
**No** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- d. Proposed measures to preserve or enhance wildlife, if any:  
**None** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

- 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:

Non-Project Action, to be determined at time of development.

**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**

Evaluation for  
Agency Use  
Only

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

**None**

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

**None**

b. NOISE:

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

**Train traffic**

- (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.

Non-Project Action, to be determined at time of development.

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

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**8. Land and shoreline use**

a. What is the current use of the site and adjacent properties?  
**On site: 5 DU's and vacant land; North, SF and vacant lots; East: Apartment ground, retail, South: Former motel and vacant.**

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b. Has the site been used for agriculture? If so, describe. **No**

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c. Describe any structures on the site. **2 duplex buildings and one s/f.**

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d. Will any structures be demolished? If so, which? **Yes, all will be eliminated for new apartments, however the first phase of 30 will be built while existing residence live on site, so as to avoid displacement.**

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e. What is the current zoning classification of the site? **RSF**

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f. What is the current comprehensive plan designation of the site? **Residential 4-10**

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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**

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Evaluation for  
Agency Use  
Only

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_

- j. Approximately how many people would the completed project displace? **None, the apartments would be built before the existing units are removed.** \_\_\_\_\_

- k. Proposed measures to avoid or reduce displacement impacts, if any: **Build new units before removing the existing.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

**9. Housing**

- a. Approximately how many units would be provided, if any? Indicate whether high-, middle- or low-income housing. **60 apartment units** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. **5 units in two duplexes and one single family unit.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

- c. Proposed measures to reduce or control housing impacts, if any: **Build new before demo of old.** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Aesthetics**

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**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? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- b. What views in the immediate vicinity would be altered or obstructed? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- c. Proposed measures to reduce or control aesthetic impacts, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
- 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: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Only

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity? **Centennial Trail is SE of the subject property across Sunset Highway** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- b. Would the proposed project displace any existing recreational uses? If so, describe. **No** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **None** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**13. Historic and cultural preservation**

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. **No** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
**None** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- c. Proposed measures to reduce or control impacts, if any: \_\_\_\_\_  
**None** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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 Only

**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. **S Gov't Way and Sunset Hwy.**  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **Unknown, Routes 60 and 61 are available.** \_\_\_\_\_  
\_\_\_\_\_
- c. How many parking spaces would the completed project have? How many would the project eliminate? **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_
- 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). **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. **Yes, but not in conflict with trains overhead.** \_\_\_\_\_  
\_\_\_\_\_
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_

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

- g. Proposed measures to reduce or control transportation impacts, if any: **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. **Yes, due to increased housing of the site** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Evaluation for  
Agency Use  
Only

- b. Proposed measures to reduce or control direct impacts on public services, if any: **Full compliance with applicable building and fire codes.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**16. Utilities**

- a. Circle utilities currently available at the site: *septic*  
***electricity, natural gas, water, refuse service, telephone,***  
***sanitary sewer, 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. **Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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: \_\_\_\_\_ Signature: \_\_\_\_\_

***Please Print or Type:***

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

Phone: 435.3108 \_\_\_\_\_ Spokane WA 99218 \_\_\_\_\_

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

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

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
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**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 proposal is to build apartments for residential use in compliance With all applicable development standards.** \_\_\_\_\_  
\_\_\_\_\_

Proposed measures to avoid or reduce such increases are:

**Same as above** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**No impacts** \_\_\_\_\_  
\_\_\_\_\_

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

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**No impacts to natural resource depletion** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**None** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

**No impacts** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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?

**The site would change from 12 platted residential lots to 60 apartment units. The immediate area is a mixture of apartments, retail and office uses. The subject site was once a mobile home park.** \_\_\_\_\_

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

**Develop per applicable development standards. Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_

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

**Non-Project Action, to be determined at time of development.** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

**Unknown** \_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_ 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 \_\_\_\_\_

\_\_\_\_\_ Address: \_\_\_\_\_

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

<p><b>FOR STAFF USE ONLY</b></p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p>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>
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