

Environmental Checklist
(Revised 11-30-15)

File No. 2150087COMP

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: McCarroll East Land Use Map Change
2. Name of applicant: Dennis Crapo c/o Dwight Hume
3. Address and phone number of applicant or contact person: 9101 N Mt. View Lane, Spokane WA 99218 509-435-3108
4. Date checklist prepared: November 30, 2015
5. Agency requesting checklist: City of Spokane Development Services
6. Proposed timing or schedule (including phasing, if applicable): Unknown
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Build out of McCarroll East subdivision including single family lots previously approved See File # 9400073PP/ZC
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. See above
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. This is a non-project application to revise some zoning areas within the approved plat. An MDNS was granted for McCarroll East dated August 15, 1994. The HE addressed this MDNS at page 7-9 of his Findings. Furthermore, Exhibit 41 of his Findings states that storm drainage can be contained. In addition a Geo-Tech report was included at that time as prepared by Howard Consultants.
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. The build out of Barnes Road from existing Strong Rd and the elimination of that portion of Strong Rd within McCarroll East preliminary plat. Project funding by City of Spokane is scheduled for 2017.

HE =
Hearing
Examiner

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-
10. List any government approvals or permits that will be needed for your proposal, if known. **If amendment is approved, a revised preliminary plat will be required for the amendment area. Then, a final plat or plats will be required. Updated traffic information will be required as part of the revised plat submittal.**
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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.
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A map amendment to the land use plan for an additional 26.6 acres of R 10-20 land use classification and RTF zoning adjacent to an existing 5.8 acres of RTF zoning fronting Indian Trail Rd within the approved preliminary plat of McCarroll East. The combined gross acreage would total 32.4 acres of R 10-20 designation and RTF zoning if approved. The net gain within the 26.6 acres would be 337 units or (15 x 26.6 – 63)

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.
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The proposed amendment is located east of Indian Trail Rd and south of Lowel Rd. and lies on both the north and south of Strong Rd within the plat boundary of McCarroll East subdivision approved as a preliminary plat.

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.) **Yes, all of the above**
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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).

N/A non-project 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?

No

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

N/A non-project application

- (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?

N/A non-project application

b. Stormwater

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

N/A non-project application

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

A storm drainage plan was submitted with the preliminary plat of McCarroll East and the HE found that adequate provisions could be made for storm drainage. (See page 14 of his Findings and Exhibit 41 of his file.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* The western down-slopes vary from 0-25% while the up-slope varies from 25-50%. Vegetation on the site consist of a mixture of evergreen trees, brush, grass and weeds.

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

- 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. Soils are Bernhill Very Rocky (BkC); Marble Loamy Course Sand, (MbC) and Bernhill Silt Loam (BaB)

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- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. The HE found that the storm drainage could be mitigated based upon submitted studies and conditions imposed in the MDNS. More importantly, this will be reviewed again as part of the revised preliminary plat submittal. We are not obligated to address speculative design proposals, and this is a pre-mature time to do so.

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

N/A non-project application

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

N/A non-project application _____

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

N/A non-project application _____

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

N/A non-project application _____

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. _____

N/A non-project application _____

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

project application _____

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

N/A non-project application _____

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3. Water

- a. SURFACE:

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

N/A non-project application _____

- _____
- (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. _____

N/A non-project application _____

- _____
- (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 non-project application _____

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

N/A non-project application _____

- _____
- (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.

N/A non-project application _____

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Only

b. GROUND:

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

N/A non-project application _____

- _____
- (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.

N/A non-project application

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.

N/A non-project application

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

N/A non-project application

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

N/A non-project application

4. Plants

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Only

- a. Check or circle type of vegetation found on the site: N/A non-project application

_____ 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? N/A non-project application

c. List threatened or endangered species known to be on or near the site. N/A non-project application

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: N/A non-project application

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: N/A non-project application

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

N/A non-project application

c. Is the site part of a migration route? If so, explain. N/A non-project application

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

N/A non-project application

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. N/A non-project application

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Only

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

N/A non-project application _____

- 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:

N/A non-project application _____

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. _____

N/A non-project application _____

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

N/A non-project application _____

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

N/A non-project application _____

b. NOISE:

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

N/A non-project application _____

- (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.

N/A non-project application

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

N/A non-project application

8. Land and shoreline use

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

Vacant on site. Vacant, south. Residential North and West. Office and Church, west.

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

No

c. Describe any structures on the site. **None**

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

N/A non-project application

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

f. What is the current comprehensive plan designation of the site? **R 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. **N/A non-project application**

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

N/A non-project application _____

- j. Approximately how many people would the completed project displace? **None** _____

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

N/A non-project application _____

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

N/A non-project application _____

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9. Housing

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

The proposed area of the amendment is 26.6 gross acres. With slope limitations, the estimated density will be 15 du/gross acre or 400 units. However there are currently 63 platted single family units/lots, so the net increase within this proposed amendment is 337 additional units. _____

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

None _____

- c. Proposed measures to reduce or control housing impacts, if any: **Development to applicable development standards of Spokane City** _____

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? _____

N/A non-project application _____

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

N/A non-project application _____

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

N/A non-project application _____

11. Light and Glare

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

N/A non-project application _____

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

N/A non-project application _____

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

N/A non-project application _____

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

N/A non-project application _____

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Only

12. Recreation

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

N/A non-project application _____

- b. Would the proposed project displace any existing recreational uses? If so, describe. _____
N/A non-project application _____

- 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 non-project application _____

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 known historic objects or structures _____

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

No known artifacts _____

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

N/A non-project application _____

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14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. **Indian Trail Rd and Barnes Rd/Strong Rd** _____

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? **STA currently serves the site with week day service.** _____

- c. How many parking spaces would the completed project have? How many would the project eliminate? **N/A non-project application** _____

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). **N/A non-project application**

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

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. **According to the Trip Generation Manual 9th Edition, there would be 3751 ADT to and from the new area of the plat.**

(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: **Traffic is being mitigated by traffic impact fees, mitigation conditions and additional traffic studies as part of a revised plat, when submitted.**

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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. **N/A non-project application. See 14g above.**

b. Proposed measures to reduce or control direct impacts on public services, if any: **N/A non-project application**

16. Utilities


a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: **N/A non-project application**

- 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. N/A non-project application

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: 11-30-15

Signature: 

Please Print or Type:

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

Phone: 509-435-3108 Spokane WA 99218

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

Phone: _____

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Staff member(s) reviewing checklist: _____

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

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

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

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

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

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

No additional increase to these elements by allowing duplex in-lieu-of single-family units. _____

Proposed measures to avoid or reduce such increases are:

To be determined if approved and subsequently replatted. _____

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

No new or additional impacts over whay is currently approved as a preliminary plat of McCarroll East subdivision _____

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?

Utiltiy services are adequate to serve this area. Transportation impacts would be determined as part of the replat process. _____

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?

There are known environmental sensitive areas within the approved McCarroll East plat concerning drainage and slopes, which are subject to administrative review and approval of grading and drainage plans as part of the subdivision build out. _____

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

The replat of the subject property would require compliance with current applicable development standards. _____

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 proposed changes would increase the number of dwelling units from 63 DU's to 400 for a net increase of 337 dwelling units. _____

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

Compliance with applicable development standards _____

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

To be determined at time of replat _____

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

To be determined if approved _____

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


No impacts to the above _____

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: 11-30-15

Signature: 

Please Print or Type:

Proponent: Dwight Hume Address: N 9101 Mt View Lane

Phone: 509-435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____

SAME AS ABOVE Address: _____

Phone: _____

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Staff member(s) reviewing checklist: _____

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

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- B. ☐ probable significant adverse 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.