

Environmental Checklist

File No. 21400019FEW 2

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: Crestline Cottages Short Plat

2. Name of applicant: Edward Carcich

3. Address and phone number of applicant or contact person: _____
Storhaug (agent) 242-1000; Carston Mortenson-Project Manager
4. Date checklist prepared: 3/18/2014

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): _____
1-4 months for plat approval + building permits
construction expected summer - fall of 2014

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____
Potential cottage development on larger parcel created.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. _____
None known

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. Boundary Line Adjustment has been recorded

10. List any government approvals or permits that will be needed for your proposal, if known. Boundary Line Adjustment has been recorded
Final plat and building 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 proposal is to subdivide an approximately 300' deep, 1.59 acre parcel in order to segregate the existing homestead from the remaining 1+ acres for potential development as cottage housing.

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 proposal is located in the City of Spokane at 7203 N Crestline Street (Parcel 36282.0058 - T26N-R43-S28 QTR:NW).

See Crestline Cottages Preliminary Short Plat for legal description, site plan, and vicinity map.

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.)

The proposed action lies within the ASA, General Sewer Service Area, and the City of Spokane.

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).

On-site stormwater solutions have not been designed, but would likely infiltrate any typical residential site run-off into the soil for filtration.

- (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?

Those chemicals typical of residential dwellings will likely be on site.

- (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.

Not known

- (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?

Not known

b. Stormwater

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

>60" per USDA Soil Survey data

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

See answer 14.a.(1)

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)? _____

0-5%

- 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.

Urban land-Marble, disturbed complex,
0 to 3 percent slopes. Land capability: 8 (not prime)
(USDA Soil Survey data)

- 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:

Grading for potential residential site
development would be minimized and likely
balanced on site.

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

Low probability of erosion issues. This is a
very flat site.

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

About 45% of the site will be covered with impervious
surfaces.

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

Will comply with City of Spokane erosion control requirements

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. _____

Auto and dust emissions would result as typical during potential
residential construction.

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

Not applicable

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

Not applicable

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.

Not applicable

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

Not applicable

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

Not applicable

- (5) Does the proposal lie within a 100-year floodplain? No If so, note location on the site plan.

Not applicable

- (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.

Stormwater runoff will be maintained on-site at pre-development levels or better per City code and likely discharged to groundwater.

- (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.

Not applicable; site is served by City sewer.

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 runoff from roofs and paved surfaces will be detained on-site at pre-development levels or better per City code and likely discharged to groundwater.

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

Some surface contaminants such as dust and vehicle fluids could be carried into on-site stormwater treatment facilities.

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

Compliance with City regulations which concern the collection and disposal of surface runoff. The collection/disposal system would likely include a combination of constructed inlet devices, piping, grass-lined swales and/or drywells.

4. Plants

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

 x Deciduous tree: *alder, maple, aspen, other.*

 x Evergreen tree: *fir, cedar, pine, other.*

 x Shrubs

 x 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? Any trees, shrubs and grasses on the site may be removed during construction.

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

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Not known

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: _____

- 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. _____

Not known

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

None intended beyond what is offered from potential landscape plants in an urbanized area.

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. _____

Energy consumption will be typical of residential use and will be used for heating, cooling, cooking, lighting and to operate

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

Typical shadows cast from residential structures and trees.

- 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:

Electricity and natural gas for domestic use, lighting, and heating.

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. _____

Risks typical of residential development would be present.

(1) Describe special emergency services that might be required.
Police, fire, and ambulance services may be
required.

(2) Proposed measures to reduce or control environmental health hazards, if any:
None known.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Typical traffic noise and that associated with
residential development.

(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.
Temporary construction noise during hours
permitted for construction by the City of Spokane.
Typical traffic noise and that associated with
residential development.

(3) Proposed measure to reduce or control noise impacts, if any:
Limit construction noise to hours permitted
for construction by the City of Spokane.

8. Land and shoreline use

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

b. Has the site been used for agriculture? If so, describe. _____
Not known.

- c. Describe any structures on the site. Existing single-family residential home and detached garage to remain.
- d. Will any structures be demolished? If so, which? No.
- e. What is the current zoning classification of the site? RSF
- f. What is the current comprehensive plan designation of the site? RSF 4-10
- g. If applicable, what is the current shoreline master program designation of the site? Not Applicable
- h. Has any part of the site been classified as a critical area? If so, specify. Aquifer Sensitive Area
- i. Approximately how many people would reside or work in the completed project? 13-30
- j. Approximately how many people would the completed project displace? 0
- k. Proposed measures to avoid or reduce displacement impacts, if any: Not Applicable
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: A cottage development on this deep lot improves the development density that would be possible with the frontage requirements for typical residential lots. The cottage development is more in-line with the density sought by the comprehensive plan while preserving the existing residence.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 12 cottages presumed to be low-to-middle income; 1 single family home presumed to be middle income.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 1 single family home presumed to be middle income to remain.
- c. Proposed measures to reduce or control housing impacts, if any: 1 single family home presumed to be middle income to remain.

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? Cottages will be under 30' in height; principal exterior building materials wood and vinyl.

- b. What views in the immediate vicinity would be altered or obstructed? Mid-block, urban territorial views of adjacent dwellings may be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: Proposed structures to be built to Spokane Building Code requirements.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Headlights and house lights during dark hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
Light from the site is not anticipated to be a safety hazard.
- c. What existing off-site sources of light or glare may affect your proposal? _____
Headlights and house lights during dark hours.
- d. Proposed measures to reduce or control light and glare impacts, if any: _____
Proposed development to be built to Spokane Building Code requirements.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Morgan Acres Park, Harmon Park, Friendship Park, Nevada Park, Arlington Elementary, Whitman Elementary, Garry Middle School from .5-1 mile away.
- 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 proposed.

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: _____
None proposed.

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 served by Crestline Street which intersects with Lincoln Road to the north and Francis Avenue to the south.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No; .5 miles
- c. How many parking spaces would the completed project have? How many would the project eliminate?
The project is required to have 13 parking spaces per SMC Section 17C.110.245; none 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).
None anticipated; Crestline Street is already improved and the site does not border any additional roadways.
- 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.
130 at 10 average daily trips per home. 10 of these are pre-existing in association with the existing home.
- (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: _____
None anticipated.

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. The addition of 12 cottage homes will produce incremental demands on schools, police, and fire protection.
- b. Proposed measures to reduce or control direct impacts on public services, if any: Increased tax revenues from the development.

16. Utilities

- a. Circle utilities currently available at the site: electricity,
natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other. Cable television and communications
- 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. Gas and electricity is provided by Avista Utilities,
water and sewer by the City of Spokane, telephone by
CenturyLink, refuse by Waste Management, cable and internet by Comcast.

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: 04/8/14 Signature: Eduy Cony

Please Print or Type:

Proponent: Agent Address: 7572 E BIG MEADOWS ROAD

Phone: 509-939-6825 CHAFFAROY WA 99003

Person completing form (if different from proponent): Wil Sinclair Address: 510 E. Third Avenue
Storhaug Engineering

Phone: 509-242-1000 Spokane, WA 99202

<p>FOR STAFF USE ONLY</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>

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

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: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

FOR STAFF USE ONLY

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 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.