

## 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: Crystal Ridge South
2. Name of applicant: Konstantin Vasilenko, Spokane Townhomes LLC
3. Address and phone number of applicant or contact person:  
19914 N Hazard, Spokane WA 99208. (509)230-6115
4. Date checklist prepared: 8-9-21
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): The project is proposed in two phases: Phase I will start Spring on 2022 and be completed Summer of 2023.  
Phase II will start Spring of 2024 and be completed Summer of 2025.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.  
\_\_\_\_\_  
\_\_\_\_\_  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. 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. No.
10. List any government approvals or permits that will be needed for your proposal, if known.  
City of Spokane Long Plat Application.

Due to  
comments  
received during  
the first agency  
review period the  
project is now  
proposed in one  
phase. MDO  
01/14/2022.

A geotechnical report was prepared and signed by Budinger & Associates, Inc. on 01/13/2020 (and a follow up evaluation revised on 01/10/2022, MDO 01/14/2022). A Conceptual Drainage Report was prepared and signed by MHE engineering on 08/07/2021. MDO 10/22/2021.

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

Sub divide the 14.25 acre site into (56) residential lots along with installation of utilities, roads, curb, drainage swale and sidewalk.

**The plan is also proposed to include common 2 tracts. MDO 01/14/2022**

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

Site address is 2500 W. 17<sup>th</sup> Avenue, Spokane WA. Parcel no. 25252.0032.

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.)

City of Spokane general sewer service area and within ASA.

14. The following questions supplement Part A.

**Critical Aquifer Recharge Area (CARA)  
designation is "high." MDO 10/22/2021**

- 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).

Stormwater generated onsite will be treated using drainage ponds and drywells.

- (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.

None.

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

No.

b. Stormwater

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

Groundwater was not encountered in the explorations. There are rock outcrop in the site.

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

Stormwater generated onsite will be treated using drainage pond and drywells.

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

The site generally slopes to the east with some steep slopes.

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

7% to Vertical.

- 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.

The USDA Natural Resources Conservation Service has mapped the onsite soils as Xerolls silt loam. See geotechnical report for more information.

- 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:

Estimated 15,000 C.Y. of cut and 10,000 C.Y. of fill which will all be used onsite.

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

Minor erosion could occur in disturbed areas with silty soil and heavy rain.

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

Approximately 20% without futures houses and 35% with homes.

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

Rock construction entry, silt fencing, inlet protection and grassy ponds.

## 2. Air

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

Dust and equipment fumes during construction with minimal quantities. Typical auto emissions after construction.

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

None known.

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

Application of water during construction for dust control.

### 3. Water

a. SURFACE:

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

No.

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

No.

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

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.

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b. GROUND:

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

No.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary wastetreatment 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.

None.

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.

Onsite stormwater will be treated with grassy ponds and drywells.

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

No.

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

Stormwater runoff will be directed to grassy ponds for treatment.

#### 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?

Pasture grass will be removed within road 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:

Street trees and typical home landscaping.

#### 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.

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

No.

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

None needed.

**Street trees will be a condition of approval of any plat approval. MDO 10/22/2021.**

## **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.

Future homes will have natural gas and electricity. Energy will be used for heating, lighting, cooking, and other necessary functions.

- 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:

New homes will meet the national energy code requirements.

## **7. Environmental health**

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

No.

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

None.

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

Water for dust control.

b. NOISE:

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

Traffic and equipment noise.

- (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. **The city of Spokane quite hours are regulated under SMC 10.08D**

Equipment operation from 8:00 am to 5:00 pm Monday through Saturday.

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

Make sure equipment is in good working order.

**8. Land and shoreline use**

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

The site is currently vacant. Adjacent properties are residential.

- 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? No.

e. What is the current zoning classification of the site?  
Residential Single Family (RSF).

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

g. If applicable, what is the current shoreline master program designation of the site?  
None.

h. Has any part of the site been classified as a critical area? If so, specify.  
  
No.

i. Approximately how many people would reside or work in the completed project?  
56 homes, approximately 168 people.

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

k. Proposed measures to avoid or reduce displacement impacts, if any:  
None needed.

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

The proposed development will have a density of 4.0 units per acre which is compatible with current land uses.

## 9. Housing

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle or low-income housing.  
56 units of middle-income housing.
- 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:  
Provide necessary streets, sidewalk and utilities.

## 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?  
Two-story houses less than 30' in height consisting of wood framing and wood/vinyl/brick/stone exteriors.
- b. What views in the immediate vicinity would be altered or obstructed?  
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
None needed.

## 11. Light and Glare

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

- 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:

None needed.

The SMC identifies lighting controls including, but not limited to 17C.110.520 - All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, so that the direction of light is downward. MDO 10/22/2021.

## 12. Recreation

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

The Fish Lake Trail runs adjacent to the site on the east and provides opportunities for walking and biking. In addition, the City's Finch Arboretum is located approximately one mile to the northwest of the proposal.

- 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:

The project will provide access to the Fish Lake Trail.

## 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 needed.

#### 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 currently has access by Cochran Street and Nettleton Lane. The proposed project will extend Cochran Street and Nettleton Lane to provide access to the new homes.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes. There is a bus stop located approximately two blocks northwest of the site on Lindeke Street.

- c. How many parking spaces would the completed project have? How many would the project eliminate?  
The completed project will provide (2) parking for each home and will eliminate zero parking.

- 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).  
The project will extend Cochran Street and Nettleton Lane to provide access to the new homes.

- 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.

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

610 total trips with 45 AM peak and 56 PM peak.

**A transportation threshold evaluation was completed TO Engineering in July 2021. MDO 10/22/2021.**

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

A transportation threshold determination study was prepared for this project. The Crystal Ridge transportation threshold determination confirms the project can be developed without substantially impacting traffic conditions on City or WSDOT roadways.

The proposed project would provide a 7.81-percent developer contribution towards median improvements along U.S. Route 195, not to exceed the City TIF assessment of \$66,269.84.

## 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. There will be (56) new homes in need of public services.

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

Installing new sewer, water, streets and sidewalk. New property taxes will be collected and allocated accordingly.

## 16. Utilities

- a. Circle utilities currently available at the site: electricity,  
natural gas, water, refuse service, telephone, sanitary sewer,  
septic 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.

Sewer, water and refuse service from City of Spokane.

Electricity and gas from Avista.

Phone and cable from 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: 8-9-21

Signature: Konstantin Vasilenko

**Please Print or Type:**

Proponent: Konstantin Vasilenko Address: 19914 N Hazard

Phone: 509-230-6115 Spokane, WA 99208

Person completing  
form (if different  
from proponent):

Mamdash Elavarag Address: 9702 W Masters Lane

Phone: 509-230-1960 Cheney, WA 99004

#### 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 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?

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Proposed measures to avoid or reduce such increases are:

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

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

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

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

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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?

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

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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?

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

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

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

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

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this is a project action

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: 8-9-21

Signature: Konstantin Vasenko

**Please Print or Type:**

Proponent: Konstantin Vasenko Address: 19914 N Hazard

Phone: 509-230-6115 Spokane, WA 99208

Person completing form (if different from proponent): Mandoch Elarag

Address: 9702 W Masters Lane

Phone: 509-230-1260 Cheney, WA 99004

**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.