

JRP LAND, LLC
ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. Name of proposed project, if applicable: *N/A*
2. Name of applicant: *JRP Land, LLC*
3. Address and phone number of applicant and contact person: *John Pilcher, 10223 S. Hangman Valley Rd., Spokane, WA 99224*
4. Date checklist prepared: *December 1, 2016*
5. Agency requesting checklist: *City of Spokane, Planning Services*
6. Proposed timing or schedule (including phasing, if applicable): *The is no timing or schedule currently under consideration. Applicant anticipates phasing the project in three phases as dictated by market demand.*
7. Do you have any plans for future additions, expansion, or further activity related to or connected with 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 this proposal.
 - *Habitat Management Plan*
 - *SEPA Checklist*
 - *Critical Areas Checklist*
 - *Geotechnical Analysis*
 - *Shoreline Conditional Use Permit*
 - *Stormwater Management Plan*
 - *Conceptual Sewer Plan*
 - *Conceptual Water Plan*
 - *Design Review Application (and supporting materials)*
 - *FEMA Flood Zone Delineation*
 - *Channel Migration Zone Analysis*
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. *There are no pending applications at this time.*
10. List any government approvals or permits that will be needed for your proposal, if known.

- ***Shoreline Conditional Use permit***
- ***Long Plat Subdivision approval***
- ***SEPA determination***
- ***Critical Areas Permit***
- ***Shoreline Substantial Development Permit***

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. (Lead agencies may modify this form to include additional specific information on project description.) ***The proposal is for a long plat subdivision containing approximately 94 residential houses on approximately 45 acres.***

12. Location of the proposal. Give sufficient information for 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 applications related to this checklist. ***The site of the proposed project is located directly across Highway 195 from the Cheney/Spokane interchange with a physical address of 3515 S. Inland Empire Way. The site consists of three separate parcels (25361.0006, 25361.0007, 285312.0002) which total approximately 45 acres in size and include approximately 2200 feet of frontage on Latah Creek.***

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 ASA Overlay Zone Atlas for Boundaries). ***The site is located within a Critical Aquifer Recharge Area that is rated as "highly susceptible." The site is also located within the City of Spokane in the City's General Sewer Service Area (GSSA) and the Priority Sewer Service Area (PSSA).***

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). ***Prior to any development activities the Applicant will prepare a stormwater management plan that is accepted and approved by the City.***

(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? ***N/A***

(3) What protective measure 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 measure to keep chemicals out of disposal systems. *N/A*

(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*

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? ***The depth to groundwater on the site fluctuates with the topography between 8 and 30 feet. The depth to bedrock is currently unknown.***

(2) Will stormwater be discharge into the ground? Is so, describe any potential impacts. ***Prior to any development activities, the Applicant will prepare a stormwater management plan that is accepted and approved by the City.***

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): ***The site is generally flat with some steep slopes.***

b. What is the steepest slope on the site (approximate percent slope)? ***The steepest slopes run between 60-90 percent.***

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 predominant soil types on the property are: Hardesty silty loam (HhA) and Marbel Variant Sandy Loam (McB).***

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. ***In the vicinity of the property, areas of the steep slope above 75% to the East of Latah creek have evidenced isolated areas of instability. There is also evidence of erosion occurring along Latah Creek.***

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. ***The site will be graded in preparation for the installation of project infrastructure and the creation of residential lots. Applicant estimates that approximately 55,000 yards of fill from the site will be used.***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. ***Erosion during construction will be controlled through industry best practices and compliance with applicable City of Spokane and Department of Ecology regulations. Further, Applicant is conducting a geotechnical study of site – which findings will be available for review by City staff.***

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **20% (based on 190,000 ft² of road and 176,000 ft² of roof (2,000 ft²/lot) and a total area of 45 acres)**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Mulch and grass as may be needed. Timely construction and surfacing of driveways during period(s) when weather will have the least impact on water and wind erosion. See also, answer to 'f' above.**

2. Air

a. What types 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. **Air emissions during construction and upon project completion will be limited to dust and exhaust from construction machinery and automobiles. Quantities are unknown at this time.**

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

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **During construction dust will be properly controlled according to industry best practice and applicable Department of Ecology regulations.**

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 runs through the project and flows into the Spokane River.**

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. **There is an existing bridge that provides access for the property over Latah Creek, which may need to be widened or otherwise improved. Moreover, site work and development may occur within 200 feet of the OHWM, and will be conditioned upon the receipt of a Shoreline Conditional Use Permit and/or Shoreline Substantial Development Permit from the Department of Ecology. See project site plan for proposed activities in the shoreline area.**

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

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **N/A**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Yes. FEMA's 100-year floodplain is outlined on the long plat map.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **N/A**

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known. **No additional ground water will be withdrawn as a part of this application. Existing ground water rights may be used to enhance common area vegetation (particularly improvements along shoreline). Development will be serviced by the City of Spokane municipal water system, and all runoff will be treated on-site per city standards.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **N/A**

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) 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 will be collected and treated as outlined in an approved Stormwater Management Plan.**

2) Could waste materials enter ground or surface waters? If so, generally describe. **N/A**

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: **Prior to any development activities the Applicant will prepare a Stormwater Management Plan that is accepted and approved by the City.**

4. Plants

a. Check or circle types 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 lily, eelgrass, milfoil, other

other types of vegetation

The shoreline vegetation (Zone 1) consists of intact grass and shrub vegetation. The shoreline habitat transitions to a pine tree (Pinus ponderosa), wild rose (Rosa spp.) and snowberry (Symphoricarpos albus) community. The area generally lacks any significant vegetative stands which contributes to degraded wildlife habitat along the creek. The 2005 Conservation District Properly Functioning Conditions study rated this reach as functional at risk and poor to fair ecological function for 100-percent of its length and that most of the ecological functions are not functioning adequately. This reach is generally in poor condition. The riparian area transitions to an open-grassland type habitat (Zone 3) which appears to be historically used for agricultural purposes and has degraded habitat conditions. This area transitions to a well established pine tree, wild rose and snowberry community.

b. What kind and amount of vegetation will be removed or altered? *The open grassland area of the site will be altered to accommodate development infrastructure.*

c. List threatened or endangered species known to be on or near the site. *N/A*

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *For a complete listing of Applicant's proposed vegetative enhancements see Applicant's Habitat Management Plan.*

5. Animals

a. Circle any birds and animals which have been observed on or near the site or 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: _____

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

N/A

c. Is the site part of a migration route? If so, explain. *A natural wildlife migration corridor was identified in the northwest portion of the property. This area is recommended for protection because it will afford connectivity from Latah Creek- and the associated protected RHA- to the protected forested areas to the east. There is current wildlife movement through this area evidenced by noticeable game trails. Applicant proposes a vegetation enhancement area that will provide increased cover and staging areas for wildlife. For a full discussion, see Applicant's Habitat Management Plan.*

d. Proposed measures to preserve or enhance wildlife, if any: *See Applicant's Habitat Management Plan.*

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. ***Electricity and natural gas are available at the site and will be made available to the Project for heating and lighting.***

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

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*

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. ***The proposed residential subdivision will not create any environmental health hazards.***

1) Describe special emergency services that might be required. ***Emergency services would necessarily include police and fire.***

2) Proposed measures to reduce or control environmental health hazards, if any: *N/A*

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? ***During construction of the Project usual construction-related noise will be present. After construction of the Project, noise due to the Project's proximity to State Highway 195 and the railroad line will be present.***

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. ***During construction of the Project, usual construction-related noise will be present. It is anticipated that this noise will be present during normal work hours. After construction of the Project, traffic-related noise due to the Project's proximity to State Highway 195 will be present. Although this noise will always be present at the site, the impacts at such a distance are anticipated to be minimal.***

3) Proposed measures to reduce or control noise impacts, if any: ***There are currently no noise-reduction measures under consideration.***

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? ***The site is currently being used as a single family residence. The site is flanked by City-owned park***

property to the east, an AVISTA substation to the north, Latah Creek and State Highway 195 to the west, and a residential mobile home development to the south. It should be noted that this mobile home development will be closing as the Cheney/Spokane Interchange will be located on that site.

b. Has the site been used for agriculture? If so, describe. *Yes. The site has historically been used for the agricultural production of hay, corn and subsistence crops.*

c. Describe any structures on the site. *There are currently 11 structures on site which include a single family residence and various other farm-related structures (barns, sheds, chicken coups etc.).*

d. Will any structures be demolished? If so, what? *Yes. All structures will eventually be demolished. It is unclear at this time how long the existing single family home will stay on the property.*

e. What is the current zoning classification of the site? *Residential Single Family (RSF) and Residential-Agriculture (RA)*

f. What is the current comprehensive plan designation of the site? *Agriculture (AG) and Potential Open Space (OS)*

g. If applicable, what is the current shoreline master program designation of the site? *The vast majority of the site is classified as Urban Conservancy Environment. The extreme southern portion of the site is listed as being in the Natural Environment.*

h. Has any part of the site been classified as an “environmentally sensitive” area? If so, specify. *The site is within the Aquifer Sensitive Area. The City’s mapping identifies the steep slopes on the site critical areas. Further, any additional critical areas identified by the Applicant’s geotechnical study will be disclosed upon discovery.*

i. Approximately how many people would reside or work in the completed project? *At full build out the Project will accommodate 94 homes.*

j. Approximately how many people would the completed project displace?
N/A

k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A*

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *The Project is supported by the Comprehensive Plan and Zoning designations of the property.*

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *At full build out the Project will accommodate 94 homes. Applicant anticipates that these homes will be priced in the middle-income range.*

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

c. Proposed measures to reduce or control housing impacts, if any: *N/A*

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? ***All structures will be built within the height limitations of the underlying RSF zone.***

b. What views in the immediate vicinity would be altered or obstructed? *N/A*

c. Proposed measures to reduce or control aesthetic impacts, if any: *N/A*

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ***The project will produce light generally associated with residential living (homes, streetlights, automobiles etc.), which will be most visible at night.***

b. Could light or glare from the finished project be a safety hazard or interfere with views? *N/A*

c. What existing off-site sources of light or glare may affect your proposal? ***Existing off-site sources of light include automobile-generated light from Highway 195 and possible light from train traffic.***

d. Proposed measures to reduce or control light and glare impacts, if any: ***Applicant understands that any production of light must conform with applicable City regulations.***

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? ***The site abuts City park property located to the east, which provides access to miles of trails. Additionally, the site provides recreational opportunities to Latah Creek.***

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 proposed project creates recreational opportunities by opening up public and private access to the City's trail system and to the particular reach of Latah Creek within the projects boundaries.***

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. *N/A*

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

c. Proposed measures to reduce or control impacts, if any: *N/A*

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. ***The project will be accessed by Highway 195 and Inland Empire Way (frontage road). A bridge will provide access to the project across Latah Creek. See site plan submitted by Applicant in support of its long plat application.***

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? ***No. The closest public transit stop is located on Route 41 (Latah Route) at approximately Inland Empire Way and Oak Street.***

c. How many parking spaces would the completed project have? How many would the project eliminate? ***All 94 residences shall be designed with driveways and off-street 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 contain a network of internal private roads.***

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

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur. ***See Applicant's Trip Generation Letter for a detailed explanation.***

g. Proposed measures to reduce or control transportation impacts, if any: ***Applicant proposes to widen the bridge and improve the access/frontage road (Inland Empire Way) to City standards.***

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 project will have an impact on fire, police and school services. It is unknown whether, and to what extent, this need results in an increase over current levels.***

b. Proposed measures to reduce or control direct impacts on public services, if any. ***Applicant is considering providing sprinklers in each of the residences to reduce and control fire-related impacts. Further, the internal road network in the Project will be constructed according to City standards for emergency vehicle access.***

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other. ***Current utilities available at or near the site include: electricity, natural gas, water, refuse service, telephone, sanitary sewer and cable television.***

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.

- ***Electricity and natural gas will be provided by AVISTA Utilities***
- ***Water, sewer and refuse services will be provided by the City of Spokane***
- ***Telephone will be provided by various providers via the existing lines on the property***
- ***Cable television and internet service is available from Comcast***

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Date Submitted: _____