

# SEPA<sup>1</sup> Environmental Checklist

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## Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

## Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

# A. Background

[Find help answering background questions<sup>2</sup>](#)

**1. Name of proposed project, if applicable:**

Riverfront Park Zipline Shoreline Conditional Use & Variance Permit and construction

**2. Name of applicant:**

Mica Moon Zip Tours

**3. Address and phone number of applicant and contact person:**

Applicant: Mica Moon Zip Tours

Drew Stewart

23404 E. Mission Avenue, Suite 111

Liberty Lake, WA 99019

509-587-4020

Contact: SCJ Alliance Consulting Services

Rachelle Bradley, AICP

108 N. Washington Street, Suite 300

Spokane, WA 99201

509-835-3770 ext. 344

**4. Date checklist prepared:**

11/01/2024

**5. Agency requesting checklist:**

City of Spokane

**6. Proposed timing of schedule (including phasing, if applicable):**

- Application Submission: November 2024
- Shoreline Conditional Use & Variance Permit Review with SEPA Determination: December 2024-January 2025
- Hearing Examiner: February 2025
- Ecology Review: March 2025
- Building Permits: April 2025
- Construction: May-June 2025
- Zipline Open: Summer 2025

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

**7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

This SEPA proposal includes the shoreline land use decisions and construction. No further activity is related with this proposal.

**8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

The permit application includes the following environmental information:

- Archaeological Testing of Site 45SP735 for the Glover Field Boat Ramp Project, Spokane County, Washington (May 2018).
- A cultural resources survey of the Glover Field/CSO Basin Project, Spokane, Washington (May 2013)
- Riverfront Zipline Critical Areas Assessment (November 2024)
- Shoreline Survey (April 2024)
- Noise Impact Memo
- Geotechnical study completed in October 23, 2024 by Liberty Geotech

**9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No other governmental approvals are pending for either properties as known.

**10. List any government approvals or permits that will be needed for your proposal, if known.**

Permits known to be required are:

- Shoreline Conditional Use & Variance Permit (Type III)
- Building Permits

**11. Give a 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.)**

This proposal is a Shoreline Conditional Use and Variance Permit and construction for a proposed recreational zipline project in downtown Spokane. The zipline start (Zip A) will be located at the existing Place of Truths Plaza north platform and the zipline end platform (Zip B) will be in east Redband Park. The zipline course will follow the Spokane River under the Monroe Bridge without connecting, and over the lower falls.

**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.**

- Zip A: 930 W Spokane Falls Blvd, Spokane, WA 99201
  - Parcel number: 35183.1513
  - T25-0N R43-0E S18
  - Legal description: RESURVEY AND EXTENSION OF POST'S ADDITION TO SPOKANE FALLS: COMMENCING AT the Southeast corner of Block 14 of said plat; Thence South 87°05'40" West along the South line of said Block, a distance of 260.13 feet, said point being the TRUE POINT OF BEGINNING for this description; Thence departing said line, North 06°55'46" East, a distance of 12.19 feet to a point; Thence North 87°07'52" East, a distance of 1.35 feet; Thence North 06°55'46" East, a distance of 52.90 feet; Thence North 05°54'31" East, a distance of 188.16 feet, to its of intersection with the North line of Lot 5, Block 15 of said plat; Thence South 87°06'48" West, along said North line, a distance of 53.96 feet; Thence South 31°40'24" West, a distance of 111.00 feet; Thence South 42°36'50" West, a distance of 173.60 feet; Thence South 43°47'36" West, a distance of 83.41 feet; Thence South 87°02'31" West, a distance of 155.19 feet to its intersection with the Easterly Right of way of Monroe Street; Thence South 02°54'10" East, along said right of way, a distance of 198.84 feet; Thence departing said right of way, North 87°02'30" East, a distance of 108.65 feet to a point of a non-tangent curve to the right; Thence along said curve having a radius of 849.72 feet, a Delta angle of 18°19'27", a curve length of 271.76 feet with a chord bearing of North 50°17'28" East a distance of 270.60 feet to its intersection with the Westerly right of way of Lincoln Street; Thence North 02°53'20" West, a distance of 56.92 feet; Thence North 87°05'40" East, a distance of 90.09 feet to the TRUE POINT OF BEGINNING, said point being the terminus of this description. (That portion lying within TCA 0012; see 35183.1512 for portion in TCA 0010)
- Zip B: 1308 W Main Ave, Spokane, WA 99201
  - Parcel number: 35183.2101
  - T25-0N R43-0E S18
  - Legal description: GLOVERS ADD L1TO10 B5

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions](#)<sup>3</sup>

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<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

**a. General description of the site:**

The zipline locations are on the southern side of the Spokane River. Zip A is on the east side of the Monroe Street Bridge, at Place of Truths Plaza near the north end of N Lincoln St where it intersects with W Spokane Falls Blvd. Zip B is on the east portion of Redband Park.

Circle or highlight one: Flat, rolling, hilly steep slopes, mountainous, other:

- Zip A: hilly
- Zip B: flat

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

- Zip A: The terrain around the site has a steepest slope of 22% but the actual site is flat at 0% slope.
- Zip B: The steepest slope is 20%

**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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Review of the USDA Web Soil Survey shows the sites are mapped to contain the following:

- Zip A: Klickson-Speigle-Rock outcrop complex, 30 to 60 percent slopes
- Zip B: Urban land-Spens, disturbed complex, 15 to 30 percent slopes

**d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Per the Spokane Municipal Code [17E.040.030\(A\)](#), the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) "identifies all soils in the City of Spokane as having a severe rill or interrill erosion hazard."

**e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

- Zip A: There will be no excavation or fill. Less than 20 yards of fill expected based on geotechnical report. Fill will be sourced to a local company in the city of Spokane.
- Zip B: There will be no excavation or fill. Less than 20 yards of fill expected based on geotechnical report. Fill will be sourced to a local company in the city of Spokane.

**f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

Erosion may occur during site clearing and construction. To address this possibility, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. Once stabilized, no erosion is expected due to the use of the completed project construction.

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

- Zip A: the site encompasses 200sf of land above ground, including the existing platform. Approximately 0% percent will be impervious surfaces upon project completion.
- Zip B: the site encompasses 200sf of land above ground. Approximately 0.02% percent will be impervious surfaces upon project completion due to the concrete footings.

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

To address the possibility of erosion during construction, erosion and sediment control measures will be employed and maintained throughout the construction process as site conditions warrant. Erosion control measures will include, but are not limited to construction entrance, sediment fencing, covering stockpiles, etc. Upon completion of construction, the site will be stabilized with pavement and vegetation, including grass and landscaping. Once stabilized, no erosion is expected due to the use of the completed project construction.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

**a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.**

The only expected air emissions are from automobiles and equipment associated with construction and the typical traffic associated with urban communities in the surrounding area of each site. EV golf carts will be used to transport to eliminate single-vehicle occupancy trips to the Peaceful Valley neighborhood.

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

Emissions from vehicular traffic on area roadways will be present, but there are no off-site sources of emissions or odor anticipated that will affect the proposal.

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

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

Proposed measures anticipated during construction are the use of dust control to prevent fugitive dust and avoiding unnecessary idling of construction equipment for extended periods of time.

### 3. Water

[Find help answering water questions](#)<sup>5</sup>

#### a. Surface:

[Find help answering surface water questions](#)<sup>6</sup>

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.**

The Spokane River is in the vicinity of both sites where Zip A is 250ft inland and Zip B is 90ft inland. Eventually the Spokane River flows west to the Columbia River in Washington state.

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.**

Yes, Zip B is 90ft from the shoreline. The preliminary site plan, critical areas assessment, and narrative are provided in the permit application materials.

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.**

No fill or dredge material will be placed in or removed from either surface water or wetlands. The project does not require fill or dredge material and the work is not within the water.

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

No, proposal will not withdraw or divert water. Ziplines do not require water for use.

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

According to the FEMA Flood Map Service Center (<https://msc.fema.gov/portal/search>), the project sites are not within 100-year flood zones. A map is provided in the critical areas assesment.

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.**

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<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

No, the proposal does not involve discharge of waste materials into surface waters. Ziplines do not produce waste or discharge.

**b. Ground:**

[Find help answering ground water questions](#)<sup>7</sup>

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

No groundwater will be withdrawn from a well for drinking water or other purposes. Ziplines do not require water use.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (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.**

No waste material will be discharged into the ground with this proposal. Ziplines do not generate or discharge waste. The Zipline staff and users will use the existing bathroom facilities in Riverfront Park or surrounding businesses.

**c. Water Runoff (including stormwater):**

- 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.**

Zip A and Zip B are deck platforms that will allow for water to pass through the platforms without creating new runoff. Both platforms are in proximity to CSO Tanks, which collect stormwater and wastewater to prevent wastewater overflow into the Spokane River. Runoff is proposed to infiltrate on site and will be confirmed by a geotechnical engineer.

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

Yes, visitors to the viewing platform and users of the Zipline may illegally dispose of waste. Zipline users will be discouraged from doing so by the guides and ensure all items on their person are secured prior to ziplining. Viewing platform visitors will be encouraged to use the trash receptacles at Redband Park.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

No, the drainage patterns will remain unchanged.

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<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>



**d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

There are no impacts anticipated to water or drainage patterns. Measures during construction for erosion will also be implemented to control runoff.

#### 4. Plants

[Find help answering plants questions](#)

**a. Check the types of vegetation found on the site:**

- deciduous tree:** amur maple, sumac, Norway maple, mountain ash, common elderberry, black cottonwood, apple trees
- evergreen tree:** ponderosa pine, scotch pine
- shrubs:** serviceberry, ocean spray, ninebark, common snowberry, woods rose, rabbits brush, Oregon grape.
- grass:** Idaho fescue
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops**
- wet soil plants**
- water plants**
- other types of vegetation**

**b. What kind and amount of vegetation will be removed or altered?**

No vegetation will be removed or altered. Zip A footings will be extensions of the existing Place of Truths/CSO Tank 26 platform. There will be one footing below the platform extension that is located where no vegetation is present. Zip B is located where there is basalt rock and a dirt path with no vegetation present other than one dead deciduous tree. The tree was confirmed dead by the Spokane Parks Department and will be removed.

**c. List threatened and endangered species known to be on or near the site.**

None known or mapped.

**d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

None associated with this proposal. A Habitat or Vegetation restoration plan can be developed following design and construction. The plan will be consistent with the CSO Tank 26 Vegetation Plan.

**e. List all noxious weeds and invasive species known to be on or near the site.**

The following list of noxious weeds occur in and around Spokane and Spokane County at large but none are known at the site: blueweed, scotch broom, buffalobur, common bugloss, wild chervil, hoary cress, oxeye daisy, wild four o'clock, orange hawkweed, yellow hawkweed, policeman's helmet, herb-robert, diffuse knapweed, Russian knapweed, spotted knapweed, kochia, purple loosestrife, garlic mustard, puncturevine, saltcedar, rush skeletonweed, leafy spurge, yellow starthistle, Canada thistle, musk thistle, scotch thistle, dalmatian toadflax

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

**a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

- **Birds:** songbirds (goldfinch, cedar waxwings), river gulls
- **Mammals:** deer, marmots, squirrels, raccoons, skunks, turkeys
- **Fish:** bass, trout

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

Yellow-billed cuckoo, bull trout, and monarch butterflies have been documented in Spokane but not on or near the site. Bull trout are not known to be in the Spokane River.

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

The City of Spokane is located in the Pacific Flyway, which extends from Mexico northward into Canada and the state of Alaska.

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

Proposed measures include temporary and permanent erosion control to minimize erosion during construction period. Beyond the proposed landscaping improvements noted elsewhere in this checklist, no additional measures to preserve or enhance wildlife are planned.

**e. List any invasive animal species known to be on or near the site.**

None known.

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

**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.**

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

No energy is needed on the site. Ziplines operate by gravity. The viewing platform will operate during park hours (dawn to dusk) so lighting is not needed and not part of the proposal.

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

The proposal will not impact the potential use of solar energy by adjacent properties. The Zipline anchors at Zip A and Zip B are less than 1sf and will not obstruct solar use.

- 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.**

The proposal will not use energy or have impacts to energy so conservation features are not included in this project.

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

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

The proposed project will not result in an increase in environmental health hazards.

- 1. Describe any known or possible contamination at the site from present or past uses.**

None known.

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are no known hazardous chemicals or conditions that might affect the proposed project.

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

No toxic or hazardous chemicals are proposed to be stored, used, or produced as a result of this project proposal.

- 4. Describe special emergency services that might be required.**

There are no special emergency services that may be required as part of this project proposal.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

There are no proposed measures to reduce or control environmental health hazards.

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<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

## b. Noise

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

Sources of ambient noise at the sites are related primarily to automobile and transit traffic from nearby roads, as well as noises typically found within urban environments due to the parks and commercial nodes in the area. These noises will not affect the project.

### 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)?

This project will generate varying construction noises typical of a construction project. Routing of construction traffic and timing will be within the standard hours of construction per the City of Spokane ordinances to minimize noise impacts to adjacent properties.

Since the majority of the zipline ride is in excess of 70 meters from public ears, the anticipated maximum decibel level is around 47 dB (A). The closest identified Peaceful Valley Home is over 200 meters away and the closest highrise is about 100 meters away. This makes the expected decibel levels for these structures to be between 36 dB (A) and 43 dB (A). For comparison, the normal human talking voice is 60 dB (A). The sound of a toilet flushing is 75 dB (A). Normal urban traffic is 80 dB (A) and a lawnmower is 85 dB (A).

### 3. Proposed measures to reduce or control noise impacts, if any:

Construction activities will be limited to hours allowed by the City of Spokane ordinances and will not exceed allowable noise limits. Construction equipment will, to the extent feasible, be equipped with mufflers to reduce noise impacts. The contractor shall satisfy the noise standards in Chapter 173-60 WAC.

The zipline at Riverfront Park will utilize Super Swage cable, a premium product designed specifically for both strength and noise reduction. Compared to standard zip line cables, Super Swage offers a 50% to 70% reduction in noise, depending on the speed of the zip line. This material choice significantly lowers the primary source of mechanical noise associated with zip line operations. The anticipated calculated amount of mechanical noise is approximately 43 dB (A). Optionally, urethane-coated wheels can be implemented by request to further reduce sound.

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](#)<sup>11</sup>

### a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

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<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- Zip A: current use is designated as Downtown. Adjacent property is the Place of Truths Plaza, Spokane Public Library, and Spokane River.
- Zip B: current use is designated as Institutional including Redband Park and Glover Field. Adjacent properties are the Spokane Club and single-family residences.

**b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

The sites have not been used as working farmlands or working forest lands.

**1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

The proposed project will not affect or be affected by nearby working farmlands or forest lands.

**c. Describe any structures on the site.**

There is an existing viewing platform at Zip A which will be incorporated as part of the design. The Peaceful Valley Community Center is located on the Zip B property over 400ft away from the site.

**d. Will any structures be demolished? If so, what?**

No structures will be demolished.

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

- Zip A: Downtown General (DTG)
- Zip B: Residential 1 (R1)

**f. What is the current comprehensive plan designation of the site?**

- Zip A: Downtown
- Zip B: Institutional

**g. If applicable, what is the current shoreline master program designation of the site?**

- Zip A: outside of the Downtown Shoreline District
- Zip B: within the Great Gorge Park Shoreline District

**h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Based on the assessment from the Information for Planning and Consultation (IPaC) website, there are no critical habitats at either location. Zip A is within the shoreline buffer. Both sites are outside of other critical areas identified by City of Spokane and

Spokane County GIS data (flood zone, erodible soil, wetlands, hazardous geology, aquifer areas).

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

There will be no residential in this location. Guides will be present during operational hours with their workplace at Mica Moon's headquarters in Liberty Lake.

**j. Approximately how many people would the completed project displace?**

The proposal will not displace anyone.

**k. Proposed measures to avoid or reduce displacement impacts, if any.**

None; the proposal will not displace any people.

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

The applicant has completed the analyses and studies listed in Section A, question 8.

**m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

There are no anticipated impacts to agricultural or forest lands of long-term significance.

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

No housing units are proposed with this project

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

No housing units will be eliminated with this proposal.

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

There are no anticipated housing impacts with this proposal.

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

**a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

The tallest point at Site A will be the anchor post at 45ft. Site B will be 25ft.

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

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

Upon completion of the project, it is not expected that views will be significantly altered or obstructed.

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

Project materials will be selected to complement the general aesthetic of the sites and surrounding areas.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

No light or glare will be produced from this project. Days of operation will be consistent with the Spokane City Park rules. Potentially pedestrian scale solar lighting within the city standards.

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

This project would not produce light or glare that would be a safety hazard or interfere with views.

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

There are no known existing off-site sources of light or glare that will affect this proposal.

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

There is no potential for light or glare.

## 12. Recreation

[Find help answering recreation questions](#)

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

- Zip A: Huntington Park, , Riverfront Park, Spokane Public Library
- Zip B: Redband Park, Glover Field, Peaceful Valley Basketball Court, Spokane Club Athletic Facility and Gym

**b. Would the proposed project displace any existing recreational uses? If so, describe.**

No, the proposal will create an additional recreational use.

**c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

The proposal adds a recreational opportunity through the zipline and viewing platform. No measures are proposed as no impacts are anticipated.

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

### 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

Review of the Department of Archaeological and Historic Preservation mapping (<https://wisaard.dahp.wa.gov/Map>) and the Spokane City and County Historic Districts and Properties map (<https://www.historicspokane.org/map>) shows the following properties and districts are near the 2 zip sites:

- Monroe Street Bridge, 218 North Monroe Street, Spokane Register, National Register
- Spokane River District
- Sears & Roebuck Building (Spokane Public Library), 906 W Main Avenue, National Register
- Montgomery Ward Building (Spokane City Hall), 808 West Spokane Falls Boulevard, Spokane Register
- Peaceful Valley Historic District

- b. **Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

Yes, there is evidence of Indian use and occupation at Redband Park (Zip B) as evidenced in the archeological study and cultural resource survey from previous projects. Archaeological Testing of Site 45SP735 for the Glover Field Boat Ramp Project, Spokane County, Washington (May 2018). A cultural resources survey of the Glover Field/CSO Basin Project, Spokane, Washington (May 2013). Zip A there are no known landmarks, features, or other evidence of Indian or historic use occupation based on the Place of Truths/CSO Tank 26 project application.

- c. **Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

The applicant has consulted with the Spokane Tribe THPO and cultural resources department, a letter from the Tribe is attached in the application. Geotechnical engineering was completed at Site B in October 2024 with the THPO present, nothing was discovered. An inadvertent discovery plan will be prepared and submitted as part of the construction permit for both sites.

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<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>



- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

An inadvertent discovery plan will be prepared and submitted as part of the project to evaluate resources. Previous cultural resources surveys are attached that encompass the site. In the event that archaeological deposits are inadvertently discovered during construction, ground-disturbing activities will be halted immediately, and an historic preservation representative for the City or County will be contacted.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**
- Zip A: the site is at the north end of N Lincoln St where it intersects with W Spokane Falls Blvd. Access to the site will be pedestrian use through the Place of Truths plaza.
  - Zip B: the site is on the north side of W Main Ave where it intersects with N Cedar St. Access to the site will be provided by electric golf carts operated by Mica Moon on Main Ave.
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**
- Zip A: the site is served by Spokane Transit Authority (STA) routes 1, 4, 20C, 21, 22, 23, 124 at the intersection of N Lincoln St and W Main Ave
  - Zip B: the site is served by STA route 20C along W Main Ave
- c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**
- No adjustments to current infrastructure will be needed.
- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
- No, the project will not use or occur in the immediate vicinity of water, rail, or air transportation.
- e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

Operations will be 8am-5pm or shorter in winter, dawn to dusk mirroring the Numerica SkyRide operations. An average day is a total of 150 riders and two employees, which is about 304 new daily trips. Maximum of 50 riders per hour which is up to 900 new daily single vehicle occupancy trips at peak in the summer, which is based on the frequency of the zipline operating about every 11 minutes non-stop.

- f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

No, the proposal will not interfere with the movement of agricultural and forest products.

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

Transportation impacts are not anticipated. No measures are proposed at this time.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

It is not expected that there will be a significant increase in the need for public services.

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

The project is expected to have a minimal impact on existing public services; no measures are proposed at this time.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

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

Redband Park and Place of Truths are serviced by electricity. Utilities are not required for this proposal.

- 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.**

No utilities will be needed at this site. There is potential for solar lighting to be used. No utility connections will need to be at this project location.

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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.

X  11/19/2024

**Type name of signee:** Rachelle Bradley, AICP

**Position and agency/organization:** Project Manager, SCJ Alliance Consulting Services

**Date submitted:** 11/19/2024

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<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST – CITY OF  
SPOKANE SUPPLEMENT**

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

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

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(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? \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(3) What protective measures will be taken to ensure 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. \_\_\_\_\_

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(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? \_\_\_\_\_

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b. Stormwater

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

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

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**B. SIGNATURE**

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: \_\_\_\_\_ Signature:  \_\_\_\_\_

***Please Print or Type:***

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

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

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

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

\_\_\_\_\_

**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

[Find help for the nonproject actions worksheet<sup>20</sup>](#)

**Do not** use this section for project actions.

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

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

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

The proposal will not increase discharge to water, emissions to air, or others as listed. The shoreline conditional use and variance permit will generate minimal noise with the zipline operations, less than the dB(A) of the Spokane River and urban area.

- **Proposed measures to avoid or reduce such increases are:**

No measures proposed, no increases to discharge anticipated.

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

The shoreline conditional use and variance permit will not affect plants, animals, or marine life. The Zipline is designed to minimally impact the urban conditions and shoreline.

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

No measures proposed, however, a Habitat or Vegetation Restoration Plan will be developed if necessary during final design prior to construction.

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

The proposal does not use energy or natural resources.

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

None proposed.

**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, floodplains, or prime farmlands?**

The Zip B site is proposed within the shoreline buffer for the Spokane River.

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<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

Impact to the shoreline will be mitigated through providing public access and mitigation sequencing pursuant to SMC 17E.060.730 and the city's Shoreline Master Program.

**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?**

Shoreline use and access will be improved through the public viewing platform at Zip B attached to the zipline's end platform and through commercial interaction via the zipline. The project is compatible with conditional uses permitted in the shoreline including viewing platforms and improved public access.

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

The zipline proposal includes a public viewing platform at the end platform (Zip B) to improve shoreline view access.

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

Daily trips are estimated at 300. Based on the city's 2017 level of service map, the access roads to the site are urban major collectors with transit services and pedestrian facilities.

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

Zipline users will be encouraged to carpool in groups and use public transit. Users will be shuttled via an electric golf cart from Redband Park up Main Street to Riverfront Park to remove trips to the Peaceful Valley neighborhood.

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

The proposal is consistent with the City of Spokane SMP shoreline requirements as approved by the WA Department of Ecology adhering to the Critical Areas Ordinance, mitigation sequencing, and public view/access requirements. There are no conflicts.