



A Note for Reviewers of this SEPA Checklist from City of Spokane Staff

As you consider the following checklist, please keep in mind that this proposal is a “non-project action” under the State Environmental Policy Act (SEPA). The proposal under consideration is a change only to the Land Use Plan Map of the Comprehensive Plan and the Zoning Map of Spokane. Accordingly, the proposal would amend the types of development expected and allowed on the subject parcels, but no actual physical improvements are under consideration at this time. The City expects that, if these proposals are approved, the property owners will come forward in the future for approval of building permits and other permits for physical changes to the site. However, no such permits have been requested by the applicants at this time and no approval for construction or physical changes to the site is under consideration by the City.

As such, when the applicant’s answers to the following checklist items mention physical improvements (e.g., the number of dwelling units to be constructed) reviewers should understand that these physical developments are not required or permitted by the proposal. Rather, future applications will be necessary before any physical changes occur to the site. Furthermore, requirements in place for construction permits, such as concurrency of services, stormwater controls, and any possible environmental surveys or analyses for that construction, will be analyzed and actions required before any construction or grading permits are issued, commensurate with the requirements of SEPA and the City’s Municipal Code.

For information on what could be permitted on the site, as opposed to the specifics the applicant may have provided in the following pages, reviewers are encouraged to review Title 17 of the Spokane Municipal Code for details as to what kinds of construction are permitted in the proposed zone, as well as any requirements for further analysis and consideration that must occur before any future permits for physical construction will be issued. Title 17 of the Spokane Municipal Code can be found at the following site:

<https://my.spokanecity.org/smc/>

Note from City of Spokane Staff:

The proposal classified as File Z23-476COMP has been expanded by Spokane City Council, adding 4 parcels and a portion of Right of Way, totaling approximately 0.21 acres, to the project area.

The properties added to the proposal by City Council include:

Parcel	Address
25243.1304	2628 W 8 th Ave.
25243.1305	2624 W 8 th Ave.
25243.1306	2618 W 8 th Ave.
25243.1307	2614 W 8 th Ave.
Right of Way	Unassigned, East of Application (see attached map)

Where necessary, **boxes with red text** have been added to the SEPA Checklist to account for additional relevant information necessary for evaluating the environment impact of the expanded proposal. These additions have been inserted by City staff and concern only the expanded parcels listed above.

**State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST**

File No.

Z23-476COMP

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

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: NW Renewables Comp Plan / Rezone
2. Applicant: Douglas & Harlen Heise / Storhaug Engineering
3. Address: Douglas & Harlen Heise 2613 W 8th Ave
City/State/Zip: Spokane, WA. 99224 Phone: 509-242-1000 (office)
Agent or Primary Contact: Clifton Trimble; Storhaug Engineering
Address: 510 E Third Ave
City/State/Zip: Spokane, WA. 99202 Phone: 509-266-0029 (direct)
Location of Project: 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224
Address: 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224
Section: 24 Quarter: _____ Township: 25 Range: 42E
Tax Parcel Number(s) 25243.1308 & 25243.1309 & 25243.1502

See earlier note for expanded property addresses and parcel numbers
4. Date checklist prepared: 3/19/2024
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Rezone to be considered spring of 2024; if approved, future development/construction to be determined in terms of both scope and timeline.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Not at this time; If Comp Plan Amendment and Rezone are approve, subsequent development will be reviewed under a seperate building permit process.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.
Just the parcels noted in this SEPA.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None known. See attached exhibits for environmental information.

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. Rezoning/CPA application associated with this SEPA.

10. List any government approvals or permits that will be needed for your proposal, if known. Building permit approvals subsequent to the rezoning application/approval. Project scope, TBD.

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. Comp Plan map amendment of parcels 25243.1308 & 25243.1309 & 25243.1502 from Residential Low to General Commercial; Zoning requested to change from RSF to CB-55. Anticipated development may be a +/- 3,500 sf office building, subsequent to the rezone and Comp Plan Amendment.

Expansion ROW consistent with the application. Expansion parcels represent .55 acres of single unit homes with Neighborhood Retail land use and zoning. Proposal would change these parcels to General Commercial land use and CB - 55 zoning.

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 application related to this checklist. 2610 W 8TH AVE / 2613 W 8th Ave, Spokane, WA 99224 (parcels 25243.1308 & 25243.1309 & 25243.1502)

See note on page 2 for expanded property addresses and parcel numbers. Legal descriptions available upon request.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) Yes to all four.

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). Sanitary sewer will be disposed of into the City of Spokane sewer system. Stormwater will most likely be managed on site via swales and dry wells.

(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. 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? No.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Not known.
See details RE soils info in Exhibit A, attached.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. Most likely
stormwater runoff from impervious surfaces (buildings, asphalt, pavement) will
discharge into the ground via swales and drywells. An Erosion & Sediment Control
(ESC) plan will also be included in civil submittal at the time of permitting for any development.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (check one):

Flat Rolling Hilly Steep slopes Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? Very flat, less than an approx. 2%
slope on site.

Expanded parcels are similarly flat to the applicant's. The eastern portion of the expansion ROW includes slopes down to Latah Creek that exceed 30%.

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. _____
Please see attached Exhibit A:

Klickson-Speigle-Rock outcrop complex, 30 to 60 percent slopes 0.0 1.2%; Urban land-Northstar, disturbed complex, 3 to 8 percent slopes on 2.7 acres; 98.8%. Totals for Area of Interest 2.7, 100.0%

Expanded properties contain largely McB soil.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. Not known. See Exhibit A for soils info.

The steep slopes on the eastern portion of the expansion ROW are identified as erodable soil.

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: N/A. Specific quantities are unknown at this time. The final grading plans will meet all permitting requirements at the time of development.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. During and post construction erosion is expected. An ESC plan that meets City of Spokane standards will be submitted and approved prior to construction. All permitting will be approved prior to development by the City of Spokane.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? N/A for this process. Project design still pending. TBD in the future.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: An ESC plan that meets City of Spokane standards will be submitted and approved prior to construction.

2. Air

a. What type 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. Dust emissions, vehicle emissions, and odors will be typical during construction, if rezone is approved. These emissions and odors will be typical of development for the expansion of the NW Renewables business. Any future construction on the site will comply with Spokane Regional Clear Air Agency requirements.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None that are known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: None proposed at this time. Any and all control measures requested by the city will be completed prior to construction, and followed per City standards.
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3. Water

a. SURFACE WATER:

- (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.
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- (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.
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- (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.
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- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. No.
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(5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No.
Per the attached Exhibit B, FIRMETTE, the site is not in any flood zone.

(6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. No.

b. GROUNDWATER:

(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 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 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. None. The project will be served by City sewer and water, and no storage of hazardous materials are proposed.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. Stormwater runoff from impervious surfaces (buildings, asphalt, pavement) will most likely be discharge into the ground via swales and drywells, and/or infiltration galleries at the time of development.

(2) Could waste materials enter ground or surface waters? If so, generally describe. No, not expected - no waste materials are proposed to be stored on site, and the project will connect to city sewer.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. Not anticipated. Drainage will be designed and approved prior to permitting meeting all City requirements prior to development. Final design will be submitted and approved prior to permitting and construction, meeting all City requirements prior to development.

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patten impacts, if any. A drainage report/plan, and an ESC plan will be submitted to the City at the time of permitting. Erosion and stormwater will be controlled in accordance with applicable regulations at that time.

4. Plants

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

Deciduous tree: alder maple aspen

Black Locust trees are
also present

Other: None on site

Evergreen tree: fir cedar pine

Other: None on site

Shrubs Grass Pasture Crop or grain

Orchards, vineyards or other permanent crops

Wet soil plants: cattail buttercup bullrush skunk cabbage

Other: _____

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

b. What kind and amount of vegetation will be removed or altered? Grass and a few trees exist on site.

Existing vegetation may be altered during the construction process for building footprints and parking areas.

TBD.

c. List threatened and endangered species known to be on or near the site. Exhibit C is a PHS
(Priority Habitat Species) report, which lists 'occurrence' names and habit information.

See attached.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation
on the site, if any: Existing landscaping & vegetation anticipated to be maintained where
feasible.

e. List all noxious weeds and invasive species known to be on or near the site. None known.

5. Animals

a. Check and List any birds and other 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: _____

Other (not listed in above categories): _____

b. List any threatened or endangered animal species known to be on or near the site.
None known. See exhibit C PHS (Priority Habitat Species) report, which lists 'occurrence' names and habit information.

c. Is the site part of a migration route? If so, explain. Not known.

d. Proposed measures to preserve or enhance wildlife, if any: Preservation of existing landscaping and vegetation where feasible.

- e. List any invasive animal species known to be on or near the site. None known. See exhibit C.

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. Future development may use electricity for lighting, cooking, mechanical operation, heating, and cooling. Natural gas may also be used for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. Not anticipated.

- 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: Future development will comply with applicable energy codes and regulations.

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 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. None known.

(3) Describe any toxic or hazardous chemicals/conditions 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. None.

(4) Describe special emergency services that might be required. Emergency services such as ambulance, fire, police, may be needed for the future development.

(5) Proposed measures to reduce or control environmental health hazards, if any:
Future development will comply with applicable regulations.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? Noise from traffic and emergency services will be present but will not impact 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. Short-term noise associated with construction activities will be mitigated by applicable noise ordinance that regulates the hours of operation to daytime. Long-term noise generated is anticipated by future traffic associated with development subsequent to the zone change, which will be mitigated by applicable noise ordinances.

(3) Proposed measure to reduce or control noise impacts, if any: Future development is to comply with applicable noise ordinance requirements.

8. Land and shoreline use

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. Parcel 25243.1502 is currently used as a commercial - parcel 25243.1309 is currently vacant, and parcel 25243.1308 has a single family home on site . The surrounding area is used as single family residential and commercial (neighborhood retail and community business)

The expansion parcels contain single unit homes and the ROW is vacant, aside from a rail viaduct. The inclusion of these parcels by the City is to ensure the similarly situated parcels are not surrounded by higher intensity land uses.

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 as a result 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? No.

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: No.

c. Describe any structures on the site. Single family home and commercial.

The expansion parcels contain four additional single unit homes and the expansion ROW is vacant, aside from a rail viaduct.

d. Will any structures be demolished? If so, which? Yes, most likely a home. TBD.

While this is a non-project action, there is no indication that any structures would be demolished on the parcels included by the City.

e. What is the current zoning classification of the site? R1 & neighborhood retail/office.

f. What is the current comprehensive plan designation of the site? Office, Neighborhood Retail, and Residential low.

The expansion ROW is designated Conservation Open Space. The expansion parcels are Neighborhood Retail.

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

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ___
No.

A portion of the ROW expansion includes steep slopes exceeding 30%

- i. Approximately how many people would reside or work in the completed project? This is a project action
from Residential (R1) zone to commercial (CB) zone. The CB zone allows for additional commercial uses. The ownership group
believes that this rezone would allow for more space for their current employees. The long term use of this rezone may result
in additional people working in the area.

This is a non-project action.

- j. Approximately how many people would the completed project displace? One single family home.

This is a non-project action. There is no indication that the inclusion of the expansion parcels will add to this.

- k. Proposed measures to avoid or reduce displacement impacts, if any: None at this time.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and
plans, if any: Compliance with the goals and policies with the City's Comprehensive Plan, as
well as existing surrounding zoning.

Inclusion of the expansion properties is intended to bring their land use and zoning into alignment with the surrounding
properties, ensuring long term compatibility.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands
of long-term commercial significance, if any: Not applicable as no such resources are located
on or nearby the site.

9. Housing

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

This is a non-project action. There is no indication from expansion property owners that the proposal would result in demolition or development.

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

c. Proposed measures to reduce or control housing impacts, if any: None.

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? Any final design for the future use will meet all zoning performance standards at the time of final permitting.

b. What views in the immediate vicinity would be altered or obstructed? Typical view obstructions as a result of vertical construction as allowed by zoning/building code should be anticipate.
No specific landmarks or view-sheds would be eclipsed as a result of this proposal.

c. Proposed measures to reduce or control aesthetic impacts, if any: None.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? ____
Future development is anticipated to produce headlight and street light typical of
development when dark, typically in the evening/nighttime.

- 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: The project will comply
with applicable regulations to reduce or control light or glare impacts, at the time of development.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? The
site is one block from highbridge park, as well as close to Latah Creek at the bottom of the gorge.

- b. Would the proposed project displace any existing recreational uses? If so, describe. No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to
be provided by the project or applicant, if any: None.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. None known.

Homes on parcels 25243.1304 -.1308 were developed between 1910 and 1913, but none are listed on historic registers.

- 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. Unknown at this time. None shown on mapping.

- 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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. Via this process the Tribes and SHPO will be solicited for a response as to if archaeological or historic artifacts or patterns are present, or if further review is required. If artifacts are found during any part of construction, work will stop and the appropriate historical preservation office will be contacted. The extent of these measures will be determined by this SEPA.

- 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 See above answer.

14. Transportation

- 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. Vehicles will access off W 8th Ave via S Lindeke (each via W sunset BLVD)
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- b. Is 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 The closest bus stops are one block away at Sunset @ Lindeke Stop ID: 2644 & Sunset @ Lindeke Stop ID: 2644
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The second stop at Sunset & Lindeke is Stop ID: 2154

- 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). _____

Any improvements associated with the surrounding road network will be assessed by the City Public Works Dept. All mitigative measures for local safety, circulation, and functionality will be met at the time of permitting, or as a condition of the rezone.

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
No. Is approximately 900' from Latah Creek.
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There is a rail viaduct over the ROW expansion.

- f. 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 non-passenger vehicles). What data or transportation models were used to make these estimates? Per the Institute of Transportation Engineers, "Trip Generation", 11th Edition, 2022, for an expansion of approx 3,500 sf, calculated under land use 712 - Small Office Building.
The trips provided are as follows: Weekday trips = 16 trips, AM Peak Hour trips = 2, and the Ave Rate or PM Peak Hour = 2.
This is based off 2 employees for potential future use. Currently, there are no plans to expand employees.

(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).) This is a non-project action, however, the higher intensity zoning could incur more vehicular trips long term if redevelopment of the expansion properties were to occur.

- g. 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, general describe. No.

- h. Proposed measures to reduce or control transportation impacts, if any: None anticipated, for this process.
Any traffic mitigation measures determined appropriate by the public works department will be complied with at the time of permitting. See above for PROJECTED trips on site.

15. Public services

- 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. The project will most likely result in an incremental increase in the need for public services, depending on the chosen scope of development. Impacts are anticipated to be partially offset by tax revenues generated by the project. ROW improvements will be met at the time of permitting.

- b. Proposed measures to reduce or control direct impacts on public services, if any: The project will comply with applicable regulations to reduce or control impacts to public services.

16. Utilities

a. Check 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: _____

Electricity and Natural Gas: Avista. Sewer, Water, and Refuse: City of Spokane. Telephone:
Xfinity/Lumen.

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: 4-8-2024 Signature: Clifton Trimble  Digitally signed by Clifton Trimble
Date: 2024.04.08 08:23:47 -07'00'

Please Print or Type:

Proponent: Clifton Trimble Address: 510 E Third Ave
Phone: 509-266-0029 Spokane, WA. 99202

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: <u>Brandon Whitmarsh</u></p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <ul style="list-style-type: none"><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.<input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.<input type="checkbox"/> 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)

There are no known plans to redevelop the expansion properties.

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? It is anticipated that storm-water and emissions will be consistent with typical commercial development over parcels 25243.1309 & 25243.1308. All development will meet City Code at the time of permitting. And, all storm-water will be managed on site to BMP's, per City code.

Proposed measures to avoid or reduce such increases are: An erosion and sediment control plan will be submitted at the time of permitting. And, all other requirements requested by public works and city planning and building departments will be met at the time of permitting.

2. How would the proposal be likely to affect plants, animals, fish or marine life? Most likely will not affect any wildlife or vegetation, as the area is developed and under a highway. The rezone is over established lots, one of which already has a home.

The expansion parcels are urban in nature and already developed. The majority of the expansion ROW with vegetation is on steeps sloped that will not be developed. The flat portion of the ROW with development potential is largely free of vegetation. Located between two highways and under a rail viaduct, the vacant ROW is also urban in nature.

Proposed measures to protect or conserve plants, animals, fish or marine life are: Where feasible, trees and vegetation will be preserved and maintained. However, the site is at the end of a cul-de-sac and most likely wouldn't affect plants or animals. Is also under a highway bridge. PHS report is attached, for reference.

3. How would the proposal be likely to deplete energy or natural resources? Upon build out, the project would most likely engage renewable energy resources such as solar design, solar installation, and/or ductless heating and cooling systems over approx 1/3 acre expansion.

Proposed measures to protect or conserve energy and natural resources are: Per above, MAY include solar and various other renewable energy resources, such as solar design, solar installation, and ductless heating and cooling systems, as well ass other potential methods. TBD. Will be evaluated at permitting.

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? The land action is not anticipated to affect any sensitive areas or ecosystems. See the attached exhibits A, B, and C for a printout/reference of those items and resources.
-

Proposed measures to protect such resources or to avoid or reduce impacts are: _____
Compliance with all permitting and Land Development Code regulations at the time of permitting development; compliance with all agency comments and conditions, etc.

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? Most likely would not be considered applicable; the site/nearest parcel is approx. 900 ft from Latah Creek.
-

Proposed measures to avoid or reduce shoreline and land use impacts are: N/A. However, will comply with all applicable local and state requirements.

6. How would the proposal be likely to increase demands on transportation or public services and utilities? Any commercial (Community Business) proposal over the 1/3 acres to be developed in future would have somewhat of an increase in traffic; see the Trip Generation Letter for details. Per this process, traffic mitigation will be solicited to the appropriate transportation departments and engineers, by the City.
-

Proposed measures to reduce or respond to such demand(s) are: _____
Compliance with traffic mitigation measures, as determined by WSDOT and/or the City.

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. Unknown, however not anticipated.
In addition, all state and federal regulations will be complied with at the time of permitting, and via this process.
-

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: 4-8-2014 Signature: Clifton Trimble Digitally signed by Clifton Trimble
Date: 2024.04.08 08:25:34 -07'00'

Please Print or Type:

Proponent: Clifton Trimble Address: 510 E Third Ave

Phone: 509-266-0029 Spokane, WA. 99202

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

FOR STAFF USE ONLY

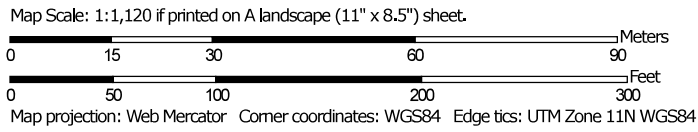
Staff member(s) reviewing checklist: Brandon Whitmarsh

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.




Soil Map may not be valid at this scale.




MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington

Survey Area Data: Version 15, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2046	Klickson-Speigle-Rock outcrop complex, 30 to 60 percent slopes	0.0	1.2%
7131	Urban land-Northstar, disturbed complex, 3 to 8 percent slopes	2.7	98.8%
Totals for Area of Interest		2.7	100.0%

National Flood Hazard Layer FIRMette

EXHIBIT B

117°27'21"W 47°39'6"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

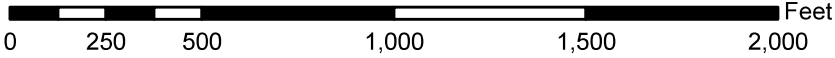
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/19/2024 at 5:02 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



1:6,000

117°26'43"W 47°38'41"N

Basemap Imagery Source: USGS National Map 2023



Priority Habitats and Species on the Web

EXHIBIT C



Report Date: 03/19/2024

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Sensitive Location
Biodiversity Areas And Corridor	N/A	N/A	No
Mule deer	N/A	N/A	No
Big brown bat	N/A	N/A	Yes
Townsend's Big-eared Bat	N/A	Candidate	Yes

PHS Species/Habitats Details:

Biodiversity Areas And Corridor	
Priority Area	Terrestrial Habitat
Site Name	LOWER HANGMAN CREEK
Accuracy	1/4 mile (Quarter Section)
Notes	BIODIVERSITY AREA THAT IS ASSOCIATED WITH UNKNOWN NUMBERS OF NESTING RED-TAILED HAWKS, WINTERING BALD EAGLES, NESTING WESTERN BLUEBIRDS. FURBEARER USE OF RIVER INCLUDES MINK, MUSKRAT, + BEAVER. BANK SWALLOW USE ON STEEP BANKS OF CREEK.
Source Record	903035
Source Dataset	PHSREGION
Source Name	DEMERS, DINAH WDW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	http://wdfw.wa.gov/publications/pub.php?id=00023
Geometry Type	Polygons

Mule deer	
Scientific Name	<i>Odocoileus hemionus hemionus</i>
Priority Area	Regular Concentration
Site Name	LINCOLN-SPOKANE MULE DEER HERD
Accuracy	1/4 mile (Quarter Section)
Notes	REGULAR CONCENTRATION IN WINTER TIME IN AREAS OF SHRUB. DEER ARE CONCENTRATED ON THE EDGE OF AG IN SHRUBS AND SPARCER TREED HABITAT. SOUTHERN EDGE OF LAKE ROOSEVELT AND LAKE SPOKANE. MORE COMMONLY UTILIZING WINTER WHEAT AREAS.
Source Record	920012
Source Dataset	PHSREGION
Source Name	ATAMIAN, MIKE
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Management Recommendations	http://wdfw.wa.gov/publications/pub.php?id=00612
Geometry Type	Polygons

Big brown bat	
Scientific Name	<i>Eptesicus fuscus</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

Townsend's Big-eared Bat	
Scientific Name	<i>Corynorhinus townsendii</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00027

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

April 2, 2024

Attn: City of Spokane Traffic Engineering Manager
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: NW Renewables Rezone/Comp Plan Amendment Traffic Coordination
Storhaug Engineering Project #23-165

Dear City of Spokane Traffic Review,

This Trip Generation Letter is intended to predict the number of trips for the NW Renewables Rezone/Comp Plan Amendment proposal currently under review, which is referenced as City project 476-COMP. The rezone will be over three parcels: 25243.1502, 25243.1309, and 25243.1308. One parcel has an existing office space, one parcel has an existing single family residential home, and one parcel is vacant. The project is currently under review for a rezone from the Neighborhood Retail and R1 zoning designation to the CB (Community Business) zone (all three parcels to become CB-55). The intent of the rezone, for this proposal, would be to expand the current office use to the north of the existing office use (parcel 25243.1502), onto parcels 25243.1309, and 25243.1308. However, our proposal is only aimed at creating more space for the current use and employment base - the company is not wanting to hire more employees, but rather just to create more space for larger offices and nicer facilities for their current operation. For good measure, we are basing trips on 2 additional employees (rather than zero). Basing our proposal off square footage would not capture the intent of the proposal accurately. Thus, we opted to use employees. And, two employees for good measure. The trip generation characteristics were calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation Manual", 11th Edition, 2022, for an expansion of approximately 3,500 sf (two employees for calculations), calculated under land use 712 - Small Office Building. The trips provided are as follows:

EXISTING TRIPS ON SITE (1 single family home)
ITE Land Use Category #210; 'Single Family Detached Housing'

WEEKDAY ADT:

Average Rate: 9 (Total), 5 (Entry), 4 (Exit)
50% entering, 50% exiting

AM PEAK HOUR BETWEEN 7 & 9 AM:

Average Rate: 1 (Total), 0 (Entry), 1 (Exit)
25% entering, 75% exiting

PM PEAK HOUR BETWEEN 4 & 6 AM:

Average Rate: 1 (Total), 1 (Entry), 0 (Exit)
63% entering, 37% exiting

PROPOSED TRIPS ON SITE (based off 2 additional employees)
ITE Land Use Category #712; 'Small Office Building'

WEEKDAY ADT:

Average Rate: 16 (Total), 8 (Entry), 8 (Exit)
50% entering, 50% exiting.

AM PEAK HOUR BETWEEN 7 & 9 AM:

Average Rate: 2 (Total), 2 (Entry), 0 (Exit)
85% entering, 15% exiting

PM PEAK HOUR BETWEEN 4 & 6 AM:

Average Rate: 2 (Total), 1 (Entry), 1 (Exit)
33% entering, 67% exiting

***Trip Generation summary for NEW TRIPS**

('existing' single family home subtracted from 'proposed' expanded commercial use):

ADT Total: 7 (Total), 3 (Entry), 4 (Exit)

A.M. Peak Total: 1 (Total), 2 (Entry), 0 (Exit)

P.M. Peak Total: 2 (Total), 0 (Entry), 1 (Exit)

Written by: Clifton Trimble



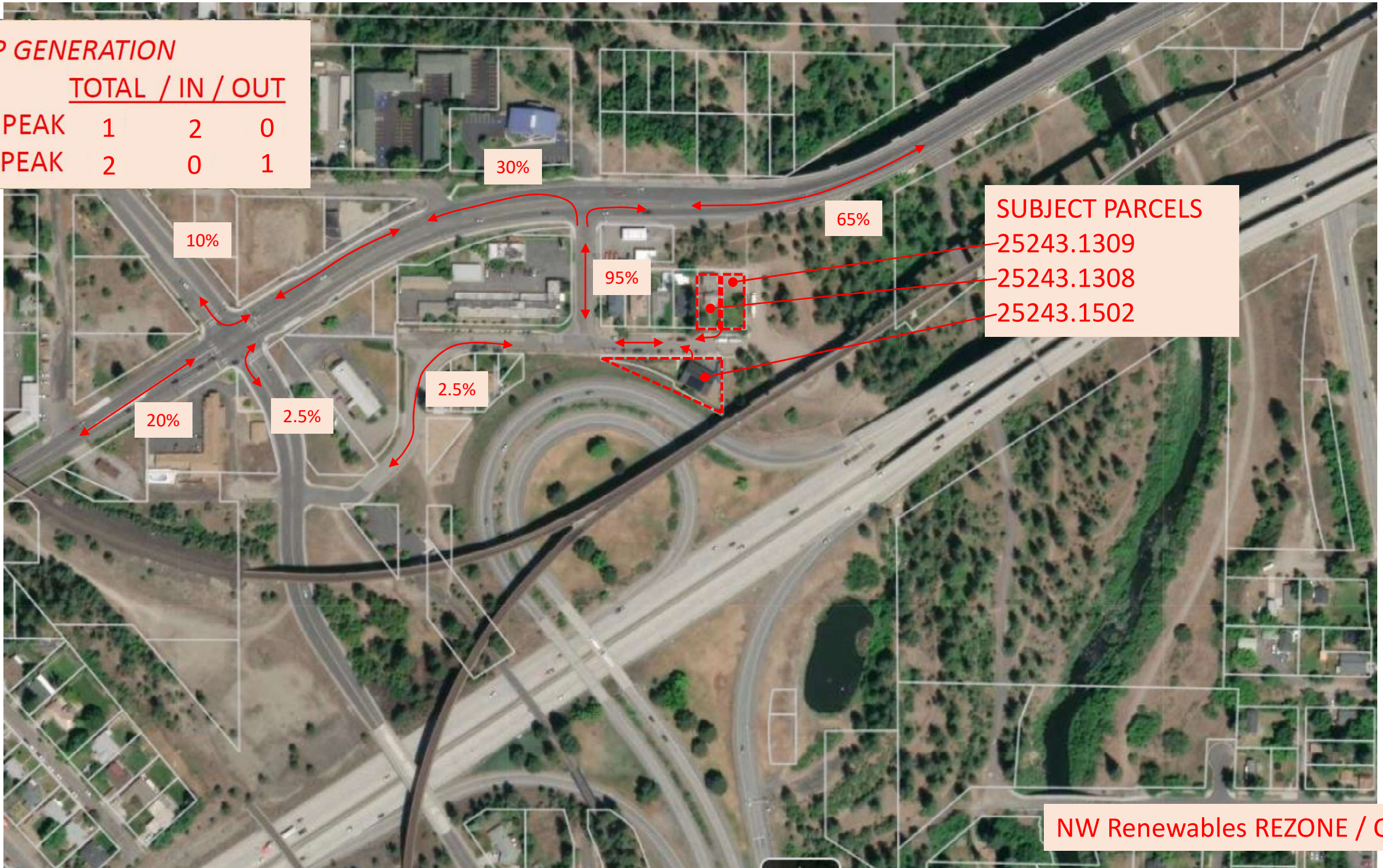
Reviewed by: Austin Storhaug, PE



TRIP GENERATION

TOTAL / IN / OUT

AM PEAK	1	2	0
PM PEAK	2	0	1



SUBJECT PARCELS

- 25243.1309
- 25243.1308
- 25243.1502