

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Five Mile Grove

2. Name of applicant: MSSK Holdings, LLC

3. Address and phone number of applicant or contact person: Shanann Bragg
944 East 30th Ave, Spokane WA 99203. 509-944-1843

4. Date checklist prepared: 6/20/18

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): _____
Start of construction in fall of 2018 with completion in summer of 2019

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No

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

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. No

10. List any government approvals or permits that will be needed for your proposal, if known. City of Spokane Long Plat Application

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

Sub divide the 4.95 acre site into (26) residential lots along with installtion of utilites, road, curb, drainage swale and sidewalk.

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

Site address is 8301 N Austin Road, Spokane WA 99208. Parcel number is 26244.0097

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

City of Spokane general sewer service area and within ASA.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

Stormwater generated on site will be treated on site with drainage swales and discharge to the existing stormwater pipe in Austin Road.

- (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.

N/A

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

N/A

b. Stormwater

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

Approximately five feet.

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

Stormwater will be treated on site with drainage swales and then discharges into the existing stormwater pipe in Austin Road.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* _____

Generally flat with slight slope to the south and west.

- b. What is the steepest slope on the site (approximate percent slope)? 2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland. The USDA Natural Resources Conservation Service has mapped the onsite soils as ashy silt loam with extremely gravelly sand loam
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: Grading with minor cutting and filling to balance the site. No offsite import material is proposed. Approximatley 600 CY will be removed.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Minor erosion could occur at disturbed areas with silty soil and heavy rain.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 15% without future houses and 30% with homes.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Rock construction entry, silt fencing, inlet protection and grassy swales.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. Dust and equipment fumes during construction with minimal quantities.
Typical auto emmissions after construction.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known.

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

Application of water during construction for dust control.

3. Water

- a. SURFACE:

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

No

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

No

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

N/A

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

No

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

No

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. GROUND:

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

No

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

N/A

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Onsite stormwater will be directed to grassy swales for treatment. The runoff will be discharged to the existing stormwater pipe in Austin road.

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

No

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

Stormwater runoff will be directed to grassy swales for treatment.

4. Plants

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

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

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

_____ Shrubs

Grass

Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*
other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Pasture grass will be removed within road construction.

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

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

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

birds: *hawk, heron, eagle, songbirds, other:* _____

mammals: *deer, bear, elk, beaver, other:* _____

fish: *bass, salmon, trout, herring, shellfish, other:* _____

other: _____

- b. List any threatened or endangered species known to be on or near the site.
None known

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

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

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. _____
Future homes will have natural gas and electricity. Energy will be used for heating, lighting, cleaning, cooking and other functions necessary.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____
No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:
Homes will meet the national energy code requirements.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No

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

N/A

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

Water for dust control

b. NOISE:

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

Traffic and equipment noise.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

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

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

Make sure equipment is in good working order.

8. Land and shoreline use

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

Residential and agricultural

b. Has the site been used for agriculture? If so, describe.

At one time, the property was used as a hay field.

- c. Describe any structures on the site. None

- d. Will any structures be demolished? If so, which? No

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

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

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

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

- i. Approximately how many people would reside or work in the completed project?
26 homes (75 people)

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

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

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
The proposed development will have a density of 5.2 units per acre which is compatible with existing land uses.

9. Housing

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

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. _____
None

- c. Proposed measures to reduce or control housing impacts, if any: _____
Provide City street with sidewalk

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____
Two-story houses less than 30 feet in height consisting of wood framing and wood/vinyl/brick/stone exteriors.

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

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

11. Light and Glare

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

- b. Could light or glare from the finished project be a safety hazard or interfere with views? _____
No

- c. What existing off-site sources of light or glare may affect your proposal? _____
None

- d. Proposed measures to reduce or control light and glare impacts, if any: _____
N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? _____
Sky Prairie Park approximately 1/2 mile from the site

- 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: _____
N/A

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. _____
None known

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

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

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any. _____
Access to the plat via Austin Road

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No. 2 miles
- c. How many parking spaces would the completed project have? How many would the project eliminate? _____
Eliminate zero; create residential parking at new homes

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private). _____
Yes approximately 600 feet of new public road

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____
No

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. _____
260 weekday trips are anticipated with 26 trips at PM peak and 26 trips at AM peak.

- (Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)
- g. Proposed measures to reduce or control transportation impacts, if any: _____
Build a new City street and pay required traffic impact fees

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____
There will be 26 new homes requireing City services

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____
Installing new sewer, water, street and sidewalk. New propertey taxes will be
collected and allocated accordingly.

16. Utilities

- a. Circle utilities currently available at the site: electricity
natural gas, water, refuse service, telephone, sanitary sewer,
septic system, other: _____
- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. _____
Sewer and water from City of Spokane. Gas and electricity from Avista.
Phone from Qwest and cable from comcast

C. SIGNATURE

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

Date: 6/20/18

Signature: 

Please Print or Type:

Proponent: Shanann Bragg Address: 944 East 30th Ave.

Phone: 509-944-1843 Spokane, WA 99203

Person completing form (if different from proponent): Mamdouh Elaarag Address: 9702 W Masters Lane

Phone: 509-230-1960 Cheney, WA 99004

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

- A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

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

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

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

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

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