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WAC 197-11-960 Environmental checklist.

**SEPA
ENVIRONMENTAL 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 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.

Use of checklist for non-project proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT 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 Cottage Development

2. Name of applicant:

Five Mile Road, LLC

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

**Ryan Buth
1709 E. Heritage Lane
Spokane, WA 99208
(509) 701-1199**

4. Date checklist prepared:

8/28/2014

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PLANNING & DEVELOPMENT SERVICES

5. Agency requesting checklist:

City of Spokane

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

To be determined

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

At this point, we do not anticipate any future expansion or activity related to or connected with this proposal.

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

Based on our review of the current Washington Department of Fish & Wildlife Status Reports, it is clear that Threatened or Endangered Species are not listed in the Greater Spokane area.

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.

To the best of our knowledge, there are no applications pending for government approvals or other proposals directly affecting the property covered by the proposal.

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

We are unaware of any government approvals or permits that will be needed for the proposal. Local agencies will likely require permits related to the project. Permits will generally include: Conditional Use permit, Grading permits, Building permits, Electrical, Plumbing, etc.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The project is a Preliminary Short Plat located along Five Mile Road, between Stratton Avenue and Cochran Street.

The subject property is 2.14 acres that will be segregated into (2) approximately 1-acre parcels . Proposed density is anticipated to be less than 12 Units/ACRE. Existing Zoning is RSF (Residential Single Family). Parcel number: 26252.0016.

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

The site is located as follows: A PORTION OF THE SE1/4 OF THE NW1/4 SECTION 25, T26N, R42E, W.M. City of Spokane, Spokane County, Washington. The site is located along the west side of Five Mile Road, between Stratton Avenue and Cochran Street. The street address is 7217 N. Five Mile Road, Spokane, WA 99208

B. ENVIRONMENTAL ELEMENTS

1. **Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)? 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 prime farmland.

The general types of soils in the area are generally silt, silty sand and silty gravel.

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

We did not encounter any surface indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

The purpose for filling and/or grading will be to level the area for future building sites parking areas and drive isles. The type and approximate quantities of any filling or grading will be determined at the onset of starting construction. No offsite fill sources are anticipated.

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

Erosion can occur as a result of clearing, construction, or use. The contractor is generally in charge of temporary erosion and sedimentation control measures ensuring proper silt fencing and other BMP's (such as straw bales, etc) are in place to ensure the area is protected.

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

It is estimated that 40% of the site will be covered with impervious surfaces.

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

Undeveloped areas will be landscaped with grass and other vegetation that will reduce erosion. Stormwater runoff will be collected, conveyed and disposed of through underground infiltration facilities in accordance with local regulations.

- a. **Air**

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

Air emissions will likely result from the project during construction, such as arrant dust, automobile emissions. After construction, emissions will occur less frequently.

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

There are no off-site sources of emissions or odor that would affect the proposal.

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

Once completed, the project will not require the need to reduce or control emissions.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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 surface water body was present on or in the immediate vicinity of the site.

- 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.

NA

- 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.

NA

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

There will be no surface water withdrawals or diversions.

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

The site does not lie within a 100-year floodplain.

- 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.

No discharges of waste materials will occur.

b. Ground:

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

No ground water will be withdrawn. Stormwater runoff will be discharged in to the ground after initial water quality treatment.

- 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.

No waste material will be discharged into the ground from septic tanks or other sources. All sanitary sewage will be disposed through the public sanitary sewer system.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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.

There are no sources of water runoff on the proposed site. Stormwater runoff from impervious areas on the site will be collected, conveyed and disposed of through infiltration facilities that will be properly engineered. Disposal facilities may include drywells, natural soils and/or stone galleries. No runoff to adjacent properties is anticipated.

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

No waste material entering ground or surface waters is anticipated.

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

Measures to reduce or control surface, ground, and runoff water impacts, will be directed to engineered collection systems.

4. Plants

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

_____ deciduous tree: alder, maple, aspen, other

_____ evergreen tree: fir, cedar, pine, other

- _____ shrubs
- X_____ grass
- _____ pasture
- _____ crop or grain
- _____ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____ water plants: water lily, eelgrass, milfoil, other
- _____ other types of vegetation

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

To be determined

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

According to the current Washington Department of Fish & Wildlife Status Reports, none of the identified Threatened and Endangered Species are located within the Greater Spokane area.

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

The project site will be developed with Cottage-Type housing and will utilize landscaping, native plants And other measures to preserve or enhance vegetation on the site.

5. Animals

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

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other:

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

As noted previously, no threatened or endangered species are on or near the project site.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

Yes, the area is considered a migration route for waterfowl.

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

Measures to preserve and enhance wildlife will be the responsibility of the home owners.

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.

**We expect that energy needs used for the project will be electricity, natural gas, solar, etc.
It is likely that some energy will be used for heating.**

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

The project is not anticipated to affect the potential use of solar energy by adjacent properties.

- 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:

To be determined

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.

It is highly unlikely that the proposed housing would create environmental health hazards.

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

During construction, there may be a need for emergency services (such as an ambulance).

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

NA

b. Noise

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

The site is an area surrounded by other single family homes and streets. Typical residential-related noise is generated.

- 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.

Typical construction-related noise will likely be associated with the project during the short-term. Typical residential-related noise will likely be associated in the long-term.

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

None.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

8. Land and shoreline use

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

The project site is currently vacant and will be developed with Cottage Housing. Adjacent properties appear to be single family residential.

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

The site does not appear to have been used for agriculture.

c. Describe any structures on the site.

There are currently no structures on the site.

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

There are currently no structures on the site.

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

Residential Single Family

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

R4-10

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

There is no master program designation of the site.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

Pursuant to the Department of Fish & Wildlife Status Reports, no environmentally sensitive Areas have been classified.

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

We anticipate 23 new units for cottage housing on the site. Approximately 69 people may reside or work in the completed project.

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

No people would be displaced.

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

THERE WILL NOT BE ANY DISPLACEMENT IMPACTS.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

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

The site plan has been configured to satisfy SMC 17C.110.350 regulations relating to Cottage Housing. Stormwater runoff will be collected and disposed of on-site through subsurface infiltration facilities into native soil. The site is moderately sloped and is conducive of single-family, light-framed construction. No surface water has been observed across the site.

9. Housing

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

We anticipate 23 new units for cottage housing on the site. Approximately 69 people may reside or work in the completed project.

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

No units will be eliminated.

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

Not necessary.

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?

Currently there are no structures on the site. Maximum roof height is anticipated to be 18 feet or 25 feet with a 6:12 pitch roof. Building material will be type VB.

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

No views in the immediate vicinity are anticipated to be altered or obstructed.

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

There are no aesthetic impacts.

11. Light and glare

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

Outdoor lighting during evening hours and normal working hours during the day.

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

No. light and glare from the finished project will not create safety hazards or interfere with views.

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

None

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

NONE REQUIRED.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

12. Recreation

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

Numerous informal recreational opportunities are available to local family's, children and the public. Structured opportunities include use of School's during summer months.

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

No. The proposed project will not displace any existing recreational uses.

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

Informal recreational opportunities are available to local family's, children and the public. In addition to the above, School's provide numerous opportunities for children during summer months.

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.

Five Mile is known to have areas of cultural significance and it would be advisable to Have early conversations with Randy Abrahamson, with the Spokane Tribe of Indians.

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

There are no known landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

Not applicable due to absence of historic and cultural preservation.

14. Transportation

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

The proposed site is located along the West side of Five Mile Road between Stratton Avenue and Cochran Street. Two vehicular access points are proposed.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The site is currently served by public transit, which is served by Ash Street and Five Mile Road. The Lot is served by STA routes: #22, #24, #27.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

The City of Spokane requires one stall per unit and shall be grouped of not more than five spaces and screened with landscape or architectural means. The project will not eliminate parking spaces.

- 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).

None are anticipated.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air

transportation? If so, generally describe.

No. The project will not use water, rail or air transportation.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

To be determined

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

To be determined

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.

It is highly unlikely that the project would result in an increased need for public services.

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

Riding the Spokane Transit Authority Bus Route would allow more people to leave their cars at home, which would result in less time driving.

16. Utilities

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

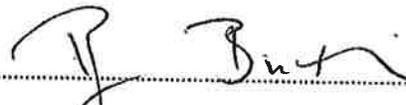
b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Avista: Natural Gas, Electricity, etc.

City of Spokane: Water and Sewer Utilities

C. SIGNATURE

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

Signature: 

Date Submitted: 