

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

File No. _____

PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!

WCE 21-2963: Meadowlane Greens 2

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:** Meadowlane Greens 2

2. **Applicant:** Todd R. Whipple, P.E.
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617

3. **Agent or Primary Contact:** Todd R. Whipple, P.E.
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617

4. **Location of Project:**
Address: 5808 S Meadow Lane Road
Section: 06 Quarter: SW Township: 24N Range: 43E
Tax Parcel Number(s): 34064.0047

5. Date checklist prepared: June 16, 2022

6. Agency requesting checklist: City of Spokane, Washington

7. Proposed timing or schedule (including phasing, if applicable):
Construction to begin Spring to Summer 2023. At the present time, there is no specific phasing plan other than seasonal; however, due to the nature of the proposal, this construction may be phased due to market conditions. Phasing may include early grading, utility installation, portion of the infrastructure and platting in two or more phases.

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
The previously approved Greens at Meadow Lane subdivision is anticipated to be constructed, final platted, and built prior to the development of the plat. We do not have any other planned additions, expansion or further activity.

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
Yes, the owner controls parcel numbers 34064.0034, which is the approved Meadowlane Greens plat, and 34061.0022, an access easement for the existing residence.

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

The following environmental information has been or will be prepared directly related to this proposal: SEPA Checklist, Trip Generation and Distribution Letter, Concept Drainage Report, Geotechnical Evaluation, Cultural Resource Survey and a Critical Areas Checklist. A traffic study may be required, but has not been required as of this writing.

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

Yes, this project requires the roads and utilities that will be built/installed with the proposed Greens at Meadow Lane Preliminary Plat to access the public road system.

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

This project will require approval or permit of the following: Preliminary Plat, Final Plat, SEPA, Building Permits, Water Plans, Sewer Plans, Storm Drainage Plans, Street Plans, UIC Registration, Street Permit, Utility Permit, Demolition Permit, Street Tree Plan, and Clean Air Permit. Other permits may be required that are currently unknown including concurrency if required.

12. 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.

This project proposes to subdivide one 7.03 acre +/- parcel in the RSF zone into 27 lots. The existing house will remain for a net increase of 26 single-family residences with an approximate net density of 5.61 du/ac. With this project, one public east-west road, Pheasant Bluff Avenue will be extended to the project terminus, one north-south public road, Bernard Street, will be built from Pheasant Bluff Avenue to the northern property line, and one hammerhead turnaround will be built at the end of Bernard Street on two tracts. This project will be served by public water and public sewer.

13. 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.
This project is located at 5808 S Meadow Lane Road, parcel number 34064.0047, in the SW ¼ of Section 6, Township 24N, Range 43E., W.M.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
The General Sewer Service Area? Yes No
The Priority Sewer Service Area? Yes No
The City of Spokane? Yes No

15. 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).

This proposal, laying in the high susceptibility area, will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries depending upon soil types at the locations of the proposed facilities. The anticipated disposal rate will be appropriate for the design option chosen. Currently the volume of stormwater is unknown; however, because the system will follow the SRSM there will be a dead storage component of 0.5' or more in each swale or pond area that should limit direct discharge of items used in the home as well as firefighting activities. A preliminary or concept storm analysis may be submitted as a part of this application if requested.

- (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?

After the development of the project, it would be expected that household volumes of these types of chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. During construction, no large volume of chemicals will be stored on site.

- (3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.

Applicable BMP's will be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small household leaks or spills will be adequately handled prior to leaving the hard surface areas.

- (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 large volumes of chemicals are anticipated to be stored onsite within the residential development, therefore there is no direct spill or leak risk to groundwater or through a UIC structure.

b. Stormwater

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

Based on well logs in the area, depth to groundwater is approximately 100 feet below grade.

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

Yes, stormwater may be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: Answer

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

Per a USDA NRCS soil report, the steepest slope on site is approximately 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.

According to a USDA NRCS soil report, the following soil types are found onsite:

3120–Marble loamy sand, 0 to 8 percent slopes

3122–Marble Loamy sand, 15 to 30 percent slopes

3131–Phoebe ashy sandy loam, 3 to 8 percent slopes

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

There are no visual indications (slides) of unstable soils; however, the northwest corner of the property and the adjacent property to the west has erodible soils. As this portion of the site is currently a single-family residence and is proposed to be developed into one lot and one tract, there are no erosion concerns identified at this time.

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.

Proposed grading will be for the streets, lots and building pads. The grading would involve removal of organics, preparation of street subgrade and preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 15,000cyd to 20,000cyd of material onsite. No export or import is anticipated other than for road building materials such as crushed rock, pavement, etc...; however, if any import or export of materials is required it shall be from/to a preapproved source/destination and coordinated with the City of Spokane Development Services Center.

Please take note that a separate grading application may be made at a later date as a phase of the noted project and should be considered a part of a consolidated permit process.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Some minor localized erosion from wind and rain may occur during construction but would be mitigated using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
The development of the site will have about 35% to 40% impervious coverage which includes roads, sidewalks, driveways and home construction.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:
Erosion will be reduced and controlled using appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.

1. 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.
During construction, some fugitive dust could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odor that may affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
All site development shall comply with Spokane Regional Clean Air Agency (SRCAA),
construction related requirements.

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, this property is over 500 feet from the nearest stream, Latah Creek.
- (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, this project will not require work over, in, or adjacent to surface bodies of water.
- (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.
No fill or dredge materials are anticipated to be placed in or removed from the site.
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known.
This proposal will not require surface water withdrawals or diversions.
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.
This proposal does not lie within a 100-year floodplain.
- (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 waste materials will be discharged to surface waters as the site will be connected to public sewer.

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 groundwater will be withdrawn from this site. All potable water used will be provided by the local purveyor (the City of Spokane) per their existing water right. The project's stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project specific storm drainage report will be provided when the project site is in the design process. However, a concept storm, preliminary storm evaluation will be provided for the preliminary plat process.

- (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 wastewater will be discharged via septic or other onsite systems. The subject site is in and will be served by the City of Spokane public sewer. The site is expected to serve approximately 73 people.

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.

The source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways, lawns open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, retention and/or detention ponds, galleries, etc. It should be expected that pre-developed flows will continue to be discharged in the manner that they exist today to downstream properties.

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

No, the project will be connected to public sewer. Additionally, stormwater treatment is required pursuant to the SRSM. All future runoff will be treated in the catchment area before discharge.

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

No, pre-developed flows are expected to continue to discharge in the manner that they exist today to downstream properties.

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

As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other affected agencies.

4. Plants

a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: Undefined deciduous trees

Evergreen trees: fir cedar pine

Other:

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:

Any other types of vegetation:

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

At the present time it would be expected that all onsite vegetation would be removed. Vegetation on the proposed lot with the single-family residence will likely remain with the existing single-family residence.

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

A review of the Fish and Wildlife Map on IPaC did not reveal any critical habitat onsite. There are 10 plant species listed in Washington. Of these, none are found on site.

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

Drainage areas will be vegetated per standards to provide treatment and street trees are required.

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

There are no known noxious weeds or invasive species known to be on or near the site.

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: Osprey

Mammals: deer bear elk beaver

Other:

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories):

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

A review of the WDFW PHS and U.S. Fish and Wildlife IPaC Maps did not reveal any critical habitat. There are 21 animal species listed in Washington. Of these, none are found on site; however, the following have habitat that covers this region: Yellow-Billed Cuckoo, Bull Trout and Monarch Butterfly (Candidate). While Bull Trout have been rarely observed in the Spokane River, stormwater from this site is not anticipated to affect Bull Trout habitat.

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

Spokane County is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that Bald Eagle, Cassin's Finch, Lewis' Woodpecker, Olive-sided Flycatcher and Rufous Hummingbird may transit through the area.

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

As this will be a highly urbanized development inside the Urban Growth Boundary, no preservation or enhancement will be provided.

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

There are no invasive animal species known to be on or near the site.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.

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

The homes will be 35' max height or as allowed by code which should not affect solar energy collection by neighboring parcels.

- 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:

At this time none are proposed beyond those required by current city, state, county, and national energy codes.

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.

As this is a residential development, large volumes of chemicals are not anticipated to be stored onsite. No non-residential exposure would be expected.

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

There are no special emergency services that would be required for this residential development project.

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

There are no known existing hazardous chemicals or conditions that might affect project development and design.

- (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.

This project will be served with gas and public sewer. This service is expected to be utilized to residential standards.

- (4) Describe special emergency services that might be required.

There are no special emergency services that would be required for this residential development project.

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

No measures are proposed to reduce or control environmental health hazards.

b. NOISE:

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

State Highway 195 is in the vicinity of this project and vehicle noises have been observed from this highway. Typical construction noise associated with land disturbing and construction with nearby sites may occur but is not anticipated to impact this 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.

In the short term, noises from construction equipment for both land disturbing and building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction will be restricted to hours allowed by code.

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.

This site currently houses one single-family residence. To the north of the property is a church, to the east of the property is currently the Eagle Ridge Short Course, which will be developed into The Greens at Meadow Lane single-family subdivision, to the south of the property are single-family residences, to the southwest of the property is vacant land owned by the Talon Ridge HOA, and to the west of the property is undeveloped land. This project may alter territorial views of the property from the single-family residence to the south or the church to the north.

- 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 resource lands have been designated on this site. No farm or forest land will be converted to non-farm or non-forest use.*

- 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:

There are no surrounding working farm or forest land operations in the surrounding area which might affect or be affected by this proposal.

- c. Describe any structures on the site.

There are currently one single-family residence and two outbuildings onsite.

- d. Will any structures be demolished? If so, which?

At this time, no structures will be demolished with this project; however, the existing sheds may be affected.

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

The current zoning classification of the site is RSF.

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

The current comprehensive plan designation of the site is Residential 4-10.

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

There is no current shoreline master program designation of the site.

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

The City of Spokane GIS shows Alluvium-Qal on the project site, this is a soil type.

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

*Approximately 73 (27 * 2.7) people will reside within the completed project.*

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

This project would not displace any people as the previous owner of the property no longer lives at the site.

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

This project anticipates no displacements. No measures are proposed.

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

The project will be approved and developed in accordance with the applicable City codes and standards for residential development, streets, and utilities and the subsequent conditions of approval.

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

There are no proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance as there are no nearby agricultural or forest lands of long-term commercial significance.

9. Housing

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

Approximately 26 additional middle-to-high-income housing units are proposed to be provided with this project.

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

No units are planned to be eliminated with this project.

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

No measures are proposed to reduce or control housing impacts as none are anticipated.

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?

Maximum height as allowed by code, 35'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.

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

Localized street level views of the site from residences to the south would be altered with development.

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

Street trees and market-based home construction as to facade look, color, and texture.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
The development will be illuminated at night consistent with City of Spokane zoning codes and standards. It should be expected that several streetlights will be added as well as additional porch and driveway lights, all to residential levels.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light or glare generated on the project site is not anticipated to be a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
State Highway 195 is nearby the site and light or glare may reach the site. No impacts to this proposal are anticipated.
- d. Proposed measures to reduce or control light and glare impacts, if any:
Landscaping and the proposed single-family residences from The Greens at Meadow Lane will reduce the amount of light that may enter the site from Highway 195.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Formal facilities include the Creek at Qualchan Golf Course, the Splash Pad Water Park and Hangman Creek. Informal recreational opportunities in the area include Meadowlane Christian School.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
The proposed project does not displace any existing recreational uses; however, this project relies on the street system of the Greens at Meadow Lane, which will displace the Eagle Ridge Short Course.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
A Cultural Resource Study was prepared and is included in this submittal. An inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area, and the City and owner will be notified.

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.

The onsite residence is over 45 years old but was remodeled extensively and does not meet criterial C of the National Register of Historic Places. Please see the attached Cultural Resource Survey for more information.

- 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.

There are no landmarks, features, or other evidence of Indian or historic use or occupation. Please refer to the attached Cultural Resource Study (DAHP project number 2020-11-06887) for more information.

- 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.

A Cultural Resource Survey was prepared and is included in this submittal. The CRS did not find cultural or historic resources onsite. An inadvertent discovery plan has been prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area, and the City and owner will be notified.

- 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.

There are no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance of resources beyond following local, state, and federal laws.

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.

The geographic area is served by S Meadow Lane Road, which accesses State Highway 195/S. Inland Empire Way. This project will access the street system via Pheasant Bluff Avenue to Meadow Lane Road and Inland Empire Way.

- 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.

At this time, the nearest STA stop is for Routes 60 and 61, which stop at Cannon and Sunset, which is approximately 4.4 miles from the project site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Each residence will have at minimum two garage and two driveway spaces for a total of 108 designated parking spaces in addition to street parking. No formal spaces will be eliminated; however, informal parking on the property near the existing single-family residence may be impacted.

- d. 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).

Yes, this proposal will develop two public roads, Pheasant Bluff Avenue and Bernard Street.

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

No, this project will not use or occur in the vicinity of water, rail, or air transport.

- 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

This project is anticipated to generate 22 additional AM peak hour trips, 29 additional PM peak hour trips, and 293 additional ADT.

- 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.

This project is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area.

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

This project would expect to accept City of Spokane traffic impact fees, which are paid at building permit.

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.

Yes, this project will result in an increased need for public services; however, services are not anticipated to increase beyond an acceptable level as anticipated by the Comprehensive Plan.

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

There are currently no proposed impacts beyond following requirements and regulations of municipal or state code.

16. Utilities

- a. Check utilities currently available at the site:

electricity natural gas water refuse service

telephone sanitary sewer septic system

Other: *Answer*

- 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:

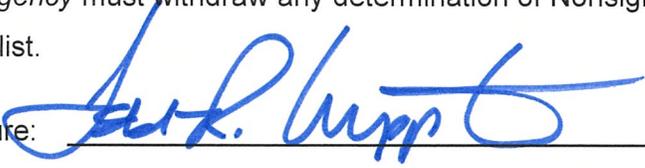
Sewer and Water will be provided by the City of Spokane. Sewer and water connections are anticipated to pass through the Greens at Meadow Lane.

Electricity and natural gas will be provided by Avista. A 10' utility easement will be granted to allow for the installation of these

Telephone will be provided by Centurylink

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: June 28, 2022 Signature: 

Please Print or Type:

PROJECT PROPONENT:

Name: Todd R. Whipple, P.E. Address: 21 S. Pines Road
Phone: (509) 893-2617 Spokane Valley, WA, 99206

CHECKLIST PERPARER (If different from proponent):

Name: Austin J Fuller Address: 21 S. Pines Road
Phone: (509) 893-2617 Spokane Valley, WA, 99206

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Staff member(s) reviewing checklist: Staff Name

Based on this staff review of the environmental checklist and other pertinent information, 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.