UPDATE TO ENVIRONMENTAL CHECKLIST PREPARED 11.30.2020
Updates in *blue bold italics* indicate changes related to removal of APN: 25361.0004 from the proposal.

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: Latah Glen Residential Community

2. Name of applicant: Sycamore Group, LLC

3. Address and phone number of applicant or contact person:
Storhaug Engineering -- 510 E 3rd Avenue, Spokane, WA 99202 – 509.242.1000 – Contact: William Sinclair

4. Date checklist prepared: 07.31.2020 – UPDATED 11.30.2021 (updates in ***bold italics***)

5. Agency requesting checklist: City of Spokane, Washington

6. Proposed timing or schedule (including phasing, if applicable): Conditioned on City approvals, the project is expected to break ground as soon as weather permits in Spring of ***2022***. The project is expected to be developed over approximately a four (4) year period with absorption optimistically assumed to be 40 +/- homes per year. The developer plans to develop the club house, backbone infrastructure and 3 to 6 homes, 3 serving as models initially.

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. ***Yes. The project proponent controls north and adjacent parcel, APN: 25361.0004 that was formerly included with the proposal.***

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.
SEPA Environmental Checklist, Geotechnical Report, Hydraulic Analysis, Drainage Report, Traffic Analysis, Critical Areas Checklist, Erosion and Sediment Control Plan.

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. None known.

10. List any government approvals or permits that will be needed for your proposal, if known.
Type III permits: Conditional Use Permit for Manufactured Home Park and Planned Unit Development. Building Permits, Grading Permit, Lot Aggregation or Lot Adjustment, Sign Permit, Fence Permit

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. The Latah Glen Residential Community is a proposed Manufactured Home Park on approximately ***39.44*** Acres with approximately 157 lease spaces, a community clubhouse, laundry facility, interconnected pedestrian system and conserved open space.

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.

1925 W 36th Ave., Spokane, WA 99224 – ***Assessor's Parcel No: 25364.0001***

Legal Description:

That portion of the Northwest quarter of the Southeast quarter of Section 36, Township 25 North, Range 42 East of the Willamette Meridian in City of Spokane, Spokane County, Washington, lying East of the Oregon, Washington Railway and Navigation Railway.

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.)

The proposed action lies within the City of Spokane and aquifer susceptibility is not mapped for municipalities on the Spokane County Aquifer Susceptibility Map, retrieved 08.03.2020. However, the site is located outside the mapped Spokane-Rathdrum Aquifer extents, per City of Spokane GIS information. The site is served by a City Sewer main in the adjacent right-of-way with S. Inland Empire Way.

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 swales and drywells will be designed and constructed to receive run-off from impervious surfaces for treatment on-site, per City of Spokane regulations (SMC 17D.060.140). Stormwater run-off is anticipated during to primarily include typical automobile wastes, and to a lesser extent, jacuzzi and/or pool discharge (SMC 17D.060.190.D.5), household chemicals, animal waste, and fire-fighting chemicals. Additionally, an interception ditch and swales are anticipated to capture and detain existing off-site run-off from higher elevations.

(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?

None are anticipated.

(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.

This is a proposed residential development and does not propose chemical storage or handling. The development will comply with applicable regulations.

(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?

This is a proposed residential development and does not propose chemical storage or handling. The development will comply with applicable regulations.

b. Stormwater

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

According to Dept. of Ecology Well Reports from the area, static water level is reported to be at 50' depth, and bedrock was not reported to be encountered to a depth of 160'.

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

The proposed development will include stormwater swales and drywells and will comply with applicable stormwater regulations to mitigate stormwater impacts. Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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1. Earth

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

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

Per a 03.12.2020 Geohazard Evaluation prepared by Budinger and Associates, the steepest slopes on site are 51%.

Evaluation for Agency Use Only

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 Natural Resource Conservation Service (NRCS) lists the native soils associated with the site as *Marble loamy sand, 0 to 8 percent slopes* (Unit 3120) and *Marble loamy sand, 15 to 30 percent slopes* (unit 3122). The soil units are derived from glaciofluvial deposits and are well drained.

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

The Geohazard Evaluation indicates that slopes observed 03.02.2020, appear stable without observable signs of instability.

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

Grading will occur to accommodate utilities, construct roads and driveways, stormwater facilities, lease spaces, and building foundations. Small quantities of clean topsoil from approved sources may be imported for landscaping. Gravel, concrete, and asphalt will be purchased to construct road, driveways, parking areas, and foundations. Cuts and fill quantities are anticipated to balance on-site ***and on adjacent parcel APN: 25361.0004*** with approximately 154,000 CY of total grading.

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

Some minor erosion will likely occur during construction activities however the Contractor will be required to protect water quality.

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

To meet minimum density requirements, approximately 39% of the site is anticipated to be covered with impervious surfaces including roads/parking areas, walks, roofs, and driveways.

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

Erosion is anticipated to be mitigated through implementation of the required Erosion and Sediment Control Plan.

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 fuel emissions are anticipated during construction. The completed project is anticipated to increase vehicle trips with the typical emissions associated with residential use. Quantities are unknown. The proposal will comply with Spokane Regional Clean Air Agency (SRCAA) requirements.

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

None anticipated.

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

During construction, applicable clean air regulations are anticipated, i.e., water truck operations to control dust.

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.

There is surface water off-site to the north of the subject property. The closest Measurement from the subject site is approximately ***720'***, according to City of Spokane GIS mapping. The Geohazard Evaluation includes reference to this water body as a small oxbow lake, and observed: "[t]he depression in which the lake was formed is a paleochannel of Latah Creek which trended northward approximately 1,100 feet to the east. Waters of the oxbow lake and Latah Creek were not surficially connected."

(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? No. If so, note location on the site plan.

N/A

Evaluation for Agency Use Only

(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.

The proposed project will connect to available public water and sewer systems.
Stormwater systems will conform to applicable City and Regional regulations.

(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.

The proposed residential community will be served by the City of Spokane sanitary
Sewer system available at the site.

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 run-off is anticipated from the impervious surfaces proposed.
Treatment and disposal will be consistent with City and Regional regulations.

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

It is not anticipated that any waste materials would enter ground or surface waters.
The proposed project will be served by City Solid Waste services as well as public
sanitary sewer.

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

The proposed project will connect to City sanitary sewer and water available at the site.
Erosion and Stormwater will be controlled in accordance with applicable regulations.

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4. Plants

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

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

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

_____X_____ Shrubs

_____X_____ 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? Approximately one-half to two-thirds of the above-mentioned vegetation will be removed during construction of the proposed project. Significant existing vegetation is anticipated to be retained along the south and west property boundaries, as well as a portion of the north boundary.

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: Anticipated landscaping includes visual screening at the property boundary, street frontage and parking area landscaping, and turf in accordance with City requirements. Significant existing vegetation is anticipated to be preserved along portions of the project boundary in lieu of a planted visual screen, as approved, and in common areas.

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: _____

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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.

Not known.

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

Preservation of significant existing vegetation in steep slope areas along and extending into the site from portions of the project boundary, south, west and north.

6. Energy and natural resources

a. What kinds or 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. The proposed project will 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. 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:

The proposed project 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.

None known.

Evaluation for Agency Use Only

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

None known.

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

The proposed project 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)?

US-195 and its associated traffic noise is located nearby the east boundary of the proposed project – this is not anticipated to significantly impact the proposed 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 requirements for these activities. Long-term noise generated is anticipated to be like other residential neighborhoods and mitigated by applicable noise ordinance requirements for these activities.

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

The proposal is anticipated comply with applicable noise ordinance requirements.

8. Land and shoreline use

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

Current use of the site is ***vacant (formerly auto salvage and sales).***
Adjacent uses: Vacant & RV/tiny home rental/lease space (North);
Government Service (East); Single-Family Residential & Vacant (West);
Vacant & Government Service (South)

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

Not known.

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c. Describe any structures on the site.

None.

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

Not applicable.

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

RSF – Residential Single Family

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. Yes. Erodible Soils and Hazardous Geology.

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

Based on Census 2000 averages for Spokane Co. of 2.46 people per household, approximately 386 people may reside in the completed project.

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

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

None.

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

The project will comply with applicable regulations to ensure compatibility with existing and projected land uses and plans.

Evaluation for Agency Use Only

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing.
Approximately 157 dwelling units are proposed – low to middle income.

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: None – the proposed project will improve upon an important housing option in the City (Comp Plan LU 1.16).

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?
35' maximum height. Anticipated exterior materials include: asphalt shingle roofs, fiber cement board, hardwood, and/or engineered wood trim and siding; masonry, stone, stucco, and/or vinyl siding backed with oriented strand board.

b. What views in the immediate vicinity would be altered or obstructed?
None

c. Proposed measures to reduce or control aesthetic impacts, if any:
The project will comply with applicable regulations to reduce or control 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?
The proposed project is anticipated to produce headlight and street light akin to any residential development when it is dark, typically in the evening/nighttime.

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

Not anticipated.

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

US-195 traffic lights will likely be visible from the site, but are not anticipated to have a negative effect on the proposed project.

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.

12. Recreation

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

Fish Lake Trail, RV Park

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:

The project will include common area and recreational opportunities for use by project residents and their guests.

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.

No.

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

None known.

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

None anticipated.

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.

Primary access to the site will be from ***the extension of*** S Inland Empire Way ***through APN 25361.0004*** via US-195.

The site is adjacent to S Marshall Rd. to the west and it is proposed that emergency and pedestrian access to Marshall are created by the project via internal private roads.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No – Not applicable.

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

Approximately 375 parking spaces are proposed; Existing spaces may serve the existing business – they are unpaved and unmarked, and the number is unknown – any existing spaces will be eliminated.

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. The project's internal roads are proposed as private with an approved variance to right-of-way and road widths. Existing roadway improvements are anticipated to S. Inland Empire Way.

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

The site borders Burlington Northern Santa Fe railroad right-of-way to the east at the very northern edge.

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

Per 10th Edition of Trip Generation Manual by the Institute of Transportation Engineers, Land Use: 240 Mobile Home Park, Average Daily Trips (ADT) per dwelling unit is reported to be 5.00; 157 units therefore generate 785 Weekday ADT. AM Weekday Peak Hour Trips (0.26/unit) = 41 trips; PM Weekday Peak Hour Trips (0.49/unit) = 77 trips.

(*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:

The project will comply with applicable regulations to reduce or control transportation impacts and may provide traffic mitigation, if necessary.

Evaluation for Agency Use Only

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.

The project will result in an incremental increase in the need for public services. Impacts are anticipated to be partially offset by tax revenues generated by the project.

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. 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. Electricity and Natural Gas: Avista; Sewer, Water, and Refuse: City of Spokane; Cable/Phone: 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: ***11/30/2021*** Signature: 

Please Print or Type:

Proponent: William Nascimento, Sycamore Group LLC Address: 9850 Research Dr., Irvine, CA 92618

Phone: 949-357-9015 william@lagunacg.com

Person completing form (if different from proponent): William Sinclair, Storhaug Engineering Address: 510 East Third Avenue, Spokane, WA 99202

Phone: 509-242-1000 william@storhaug.com

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.