

Exhibit 10 - Mitigated Determination of Non-significance (MDNS):

- a. MDNS – Adoptions of Existing Document – Issued 10/08/25
- b. MDNS – Notice of Application – Issued 09/15/25
- c. MDNS (associated with Z20-184PPUD) – Issued 06/14/22



SPOKANE ENVIRONMENTAL DECISION

Mitigated Determination of Nonsignificance

Adoption of Existing Document

The City of Spokane received a SEPA application for the following project:

Date of Issuance: 10/8/2025

File No. Z25-371PPLT (Latah Glen Residential Preliminary Long Plat)

Proponent: Clifton Trimble (Storhaug Engineering), 510 E Third Ave Spokane, WA 99201

Location of proposal: Parcel 25364.0001 addressed as 1925 W 36th

Description of proposal: The applicant is proposing to subdivide 39.29 acres of land into 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single family homes. Access is proposed from S. Inland Empire Way and Marshall Road. Marshall Road will also serve as secondary fire access to the site. Utilities and streets are proposed to be public.

Lead agency and Contact: City of Spokane, Development Services Center, Melissa Owen, mowen@spokanecity.org (509-625-6063)

Title of document being adopted: SEPA MDNS for Latah Glen Residential Community Manufactured Home Park/PUD (File no. Z20-184PPUD)

Date adopted document was prepared: June 14, 2022

Description of document (or portion thereof) being adopted: The City of Spokane is adopting the SEPA MDNS issued for the Latah Glen Residential Community Manufactured Home Park/PUD project on June 14, 2022. The MDNS has not been appealed. The adopted document is available via attachment to this form and under the SEPA Register # 202203004.

We have identified and adopted this document as being appropriate, as the change in scope to the proposal will not have a significantly increased impact in relation to the original proposal. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

The City of Spokane (lead agency) has determined that this proposal will not have a probably significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and conclusions:

The mitigation measures contained within the original MDNS, and additional scope of these mitigation measures included in the subsequent MDNS, adequately address potential impacts from the proposed development.

Under the initial proposal, a total of 157 lease spaces for a PUD/Manufactured Home Park (and associated community clubhouse, laundry facilities, and open space) were proposed on a site of approximately 39 acres. The current proposal modifies the scope of work to 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single-family homes on the same site.

The mitigation efforts required under the initial MDNS included three mitigation measures. Mitigation Measures 1 and 3 have been modified as identified in the strike-through/underlined content below. No modification to Mitigation Measure 2 is proposed.

1. Per the traffic analysis, vehicular traffic from this project is expected to add ~~13~~ 19 AM trips and ~~5-12~~ PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp ("Mitigation Project(s)"). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.

3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the ~~400th-60th~~ residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the ~~400th-60th~~ residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

The optional DNS process in WAC 197-11-355 was used. A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at mowen@spokanecity.org. There is no further comment period on this proposal.

Responsible official: Spencer Gardner
Position/Title: Planning Director
SEPA Coordinator: Melissa Owen, mowen@spokanecity.org
Phone: (509) 625-6063
Address: City of Spokane

Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature:  **Date Issued:** 10/9/25

You may appeal this determination in writing to the Hearing Examiner, City of Spokane, 808 West Spokane Falls Boulevard, Spokane WA 99201-3343. The appeal deadline is fourteen (14) calendar days after the signing of the MDNS. This appeal must be submitted on forms provided by the Responsible Official, make specific factual objections, and be accompanied by the appeal fee. Information on SEPA appeal procedures can be provided at the Development Services Center.



Notice of Application
Optional DNS per WAC 197-11-355

The City of Spokane has received a SEPA application for the following project:

Date of Issuance: 9/15/2025

File No. Z25-371PPLT (Latah Glen Residential Preliminary Long Plat)

Proponent: Clifton Trimble (Storhaug Engineering), 510 E Third Ave, Spokane, WA 99202

Location of proposal: 1925 W. 36th (parcel 25364.0001)

Description of proposal: The applicant is proposing to subdivide 39.29 acres of land into 142 lots and 19 tracts (13-acres for open space & Stormwater) for the purpose of developing single family homes. Primary access is proposed off S. Inland Empire Way with S. Marshall Rd. serving as secondary access/fire access. Utilities and streets are proposed to be public.

Lead agency and Contact: City of Spokane, Development Services Center, Melissa Owen, mowen@spokanecity.org (509-625-6063)

Date of Permit Application: 6/11/2025

Determined Complete: 9/11/2025

Comment Due Date: 10/3/2025

SEPA Environmental Review: The City of Spokane has reviewed the proposed project and determined that it does not have a probable significant adverse impact on the environment and expects to issue a Mitigated Determination of Non-significance (MDNS). An Environment Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist, City of Spokane Municipal Code Title 17, a site assessment, and comments from affected agencies. This information is available to the public on request.

Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by the date noted above to Development Services Center, 808 W Spokane Falls Blvd. Spokane WA 99201**

Environmental Documents and/or Studies Applicable to this Application: A portion of this project was previously reviewed under Permit Number Z20-184PPUD. The original checklist and MDNS issued June 14, 2022, will be adopted as part of this review. No

appeal was received for the MDNS issued on June 14, 2022. Permit Number Z25-371PPLT has been assigned to this proposal.

The SEPA comment period will end **October 3, 2025**. It is probable that a Determination of Non-Significance or Mitigated Determination of Non-significance will be issued for this proposal. The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** A copy of the completed SEPA Checklist and any other information concerning this proposal may be obtained by contacting Melissa Owen at mowen@spokanecity.org or obtained from the project webpage at <https://my.spokanecity.org/projects/latah-glen-residential-preliminary-long-plat/>.

Anticipated Mitigations:

SEPA Mitigation Measures have been updated from permit number Z20-184PPUD as shown in strike-through/underlined language below. Please note that SEPA Mitigation no. 1 has been completed and Mitigation no. 2 is under construction with a separate permit issued by the City of Spokane.

1. Per the traffic analysis, vehicular traffic from this project is expected to add 43 ~~19~~ AM trips and 5-12 ~~PM~~ trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp ("Mitigation Project(s)"). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant's contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.

2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.

3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 400th-60th ~~residential unit~~. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the 400th-60th ~~residential unit~~. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

A DNS or MDNS will be issued following the close of the comment period. Any member of the public who submits comments will be notified of the determination.

Responsible official: Spencer Gardner

Position/Title: Planning Director

SEPA Coordinator: Melissa Owen; mowen@spokanecity.org **Phone:** 509-625-6063

Address: City of Spokane
Development Services Center, Attention: Melissa Owen
808 West Spokane Falls Boulevard
Spokane, WA 99201-3343

Signature: Timothy Black **Date Issued:** 9/15/2025
for Spencer Gardner

MITIGATED DETERMINATION OF NONSIGNIFICANCE “MDNS”

FILE NO(S): Z20-184PPUD

PROPONENT: Sycamore Group, LLC
9850 Research Dr.
Irvine, CA 99224

DESCRIPTION OF PROPOSAL: The applicant is proposing is a 39.44 acre Manufactured Home Park and PUD residential community of 157 leased spaces, community clubhouse, laundry, and interconnected pedestrian system with open space.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1925 W 36TH, parcel; 25364.0001 (A portion of the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter, Section 36, Township 25N, Range 42 E.W.M.)

LEAD AGENCY: City of Spokane

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment if mitigated as stipulated below. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- ☐ There is no comment period for this MDNS; pursuant to WAC 197-11-350(1).
- ☒ This MDNS is issued after using the optional DNS process in section 197-11-355 WAC. There is no further comment period on the MDNS.
- ☐ This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 14 days from the date issued (below). Comments regarding this MDNS must be submitted no later than 5:00 p.m., ____, 20__, if they are intended to alter the MDNS.

MITIGATING MEASURES:

1. Per the traffic analysis, vehicular traffic from this project is expected to add 13 AM trips and 5 PM trips to the NB US 195 to EB I-90 ramp. WSDOT has commented that no additional peak hour trips may be added to the ramp due to safety concerns. Latah Glen is required to complete an improvement to the US 195 corridor that will reduce the impact of its traffic on NB US 195 to EB I-90 ramp (“Mitigation Project(s)”). Latah Glen may not receive final plan approval until a financial commitment is in place (secured by a letter of credit or bond), which has been approved by the City, providing for the design and construction for the Mitigation Project(s), which shall be under contract for construction within one year from the final plan approval. The details of the mitigation project(s) will be agreed upon by the developers, City, and WSDOT. The applicant’s contributions to funding the design and construction of the mitigation project will qualify for a credit against transportation impact fees per SMC 17D.075.070.
2. The applicant shall improve Inland Empire Way from the proposed site access to US 195. This improvement shall consist of paving the roadway, providing a separated sidewalk, drainage facilities, signage, etc. in a manner consistent with City of Spokane standards, application conditions of approval, and the Storhaug Engineering plans for this section of roadway.
3. The applicant shall update the traffic analysis prior to the approval of the plans that would allow the occupancy of the 100th residential unit. This updated traffic analysis shall evaluate the need for a right turn lane at the intersection of US 195 and Inland Empire Way in the southbound direction. If this right turn lane is deemed necessary, the applicant shall enter

into a WSDOT development agreement for the design and construction of this right turn lane with the approval of the 100th residential unit. As part of the development agreement the applicant can bond for the construction of the turn lane in the next construction season.

Responsible Official: Tami Palmquist

Position/Title: Associate Planner **Phone:** (509) 625-6157

Address: 808 W. Spokane Falls Blvd., Spokane, WA 99201

Date Issued: June 14, 2022 **Signature:** Tami Palmquist

APPEAL OF THIS DETERMINATION, after it becomes final, may be made to the City of Spokane Hearing Examiner, 808 West Spokane Falls Blvd., Spokane, WA 99201. The appeal deadline is fourteen (14) calendar days after the signing of the DNS. This appeal must be on forms provided by the Responsible Official, make specific factual objections and be accompanied by the appeal fee. Contact the Responsible Official for assistance with the specifics of a SEPA appeal.
