

Environmental Checklist

File No. Z1300061PPLT

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.

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OCT 7 2013

PLANNING & DEVELOPMENT SERVICES

A. BACKGROUND

1. Name of proposed project, if applicable: Preliminary Replat of McCarroll Addition _____

2. Name of applicant: Indian Trail and Barnes LLC C/O Ryan Brown Managing Partner _____

3. Address and phone number of applicant or contact person: Dwight Hume, agent _____
9101 N Mt. View Lane Spokane WA 99218 509-435-3108 _____
4. Date checklist prepared: September 2013 _____
5. Agency requesting checklist: City of Spokane Planning Services Department _____
6. Proposed timing or schedule (including phasing, if applicable): Final Plat of Phase One (Lots 1&2 Block 2; will be spring of 2014. Phase 2 is yet to be determined. _____

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. The plat includes Phase 1 and Lot 1 Block 1 will be zoned O-35 with a future veterinary hospital built in 2014 with opening planned for 2015. Lot 2, Block 1 of Phase 1 will be sold to the adjacent home owner as part of his expanded rear yard area. See site plan of record with this file. _____

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

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. A DNS was issued for the existing final plat of McCarroll Addition. A DNS was issued for the recent Comprehensive Plan Amendment to Office within Block 1, Phase i. _____

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. Yes, the comprehensive plan amendment granting the Office designation and zone is subject to an approved Development Agreement to be prepared and approved by City Council action on or before December of 2013. _____

10. List any government approvals or permits that will be needed for your proposal, if known. Development Agreement; preliminary plat and final plat approval.

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. 4.64 acres replatted from 13 s/f lots and 3 duplex lots into 13 s/f lots, one accessory lot and one office site for a veterinary hospital.

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. The site is located at the NEC of Indian Trail and Barnes Rd. See site plan of record.

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.) ASA and City of Spokane

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).

Surface drainage will be discharged into approved drainage containment areas for treatment and discharge.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

No

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

Design and approval of storm pond containment areas to adopted standards.

- (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

b. Stormwater

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

Unknown

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

The stormwater will be treated before discharge below surface.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

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

b. What is the steepest slope on the site (approximate
percent slope)? Not applicable _____

- 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. Sand is the predominate soil type

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
To be determined prior to construction. No export or import of soil is expected.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
Unlikely due to a lack of slope conditons

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Within the residential plat, about 20%. Within the office site; 70% of the site.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Storm drainage containment on site in approved storm pond areas.

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. _____
During construction, site preparation grading and heavy equipment operating on site. After construction, minimal dust due to paved surfaces for travel.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No

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

Compliance with dust abatement measures

3. Water

a. SURFACE:

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

No

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. No
- _____
- _____
- _____

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

N/A

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

No

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

No

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

No _____

b. GROUND:

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

No _____

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

None _____

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.

Storm water collection is on site and discharged and treated per approved storm pond containment requirements. _____

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

No _____

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

Storm water containment on site per above. _____

Evaluation for
Agency Use
Only

4. Plants

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

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

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

_____ Shrubs

_____ **Grass**

_____ Pasture

_____ Crop or grain

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

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

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Existing trees will be removed, to accommodate road construction. _____

c. List threatened or endangered species known to be on or near the site. No _____

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: domestic landscaping of residential lots and landscape screening of office site per development code requirements. _____

5. Animals

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

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

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

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

other: _____

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

- c. Is the site part of a migration route? If so, explain. No _____

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

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. Electric and natural gas will be used in the homes. Solar is being considered as an alternative for the office. Gas and electric would also supplement the office energy supply. _____

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No impacts are anticipated because the office is located at the south end of the project. _____

- 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:
NW Energy and International Code _____

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion,

spill, or hazardous waste that could occur as a result of this proposal? If so, describe. No _____

Evaluation for
Agency Use
Only

(1) Describe special emergency services that might be required.
None _____

(2) Proposed measures to reduce or control environmental health hazards, if any:
None _____

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Traffic along Indian Trail could affect the sound level on the office site. Less so in the residential. _____

(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: construction equipment; long term, ingress and egress of patients to the animal hospital and normal outdoor activities associated with single family life style use of the remaining lots. _____

(3) Proposed measure to reduce or control noise impacts, if any:
Hours of construction would be from 7 AM to sundown during construction. _____

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?
Existing site: vacant
East: S/F residential
West: vacant office site
South: Church and future office

- b. Has the site been used for agriculture? If so, describe.
No

- c. Describe any structures on the site. None

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

- e. What is the current zoning classification of the site?
RSF, and RTF (to be changed to O-35 in part)

- f. What is the current comprehensive plan designation of the site?
R 6-10 and Office

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

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

- i. Approximately how many people would reside or work in the completed project?
Residential 35-40; Office: 10

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

Evaluation for
Agency Use
Only

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

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

Compliance with the Development Agreement for the Office portion and Development Code for the residential.

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. 13

b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. 3

Duplex lots

c. Proposed measures to reduce or control housing impacts, if any: None

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? 30 ft for residential uses and 35 ft for Office

b. What views in the immediate vicinity would be altered or obstructed? None due to off site tree cover

- c. Proposed measures to reduce or control aesthetic impacts, if any: Compliance with the Development Agreement and applicable Development Code standards. _____

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Evening indoor lights and on site parking area lighting would be seen. _____

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

c. What existing off-site sources of light or glare may affect your proposal? No affects are foreseen _____

d. Proposed measures to reduce or control light and glare impacts, if any: Indirect lighting of office parking lot _____

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? Park land at nearby schools less than 1/2 mile away. _____

b. Would the proposed project displace any existing recreational uses? If so, describe. Not any legal uses _____

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None _____

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. Unknown _____

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.
None _____

- _____
- c. Proposed measures to reduce or control impacts, if any: _____
None _____

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. Indian Trail to Barnes Rd and Shawnee to Woodridge _____

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes _____
- c. How many parking spaces would the completed project have? How many would the project eliminate? Office area would have 22 and 2 HC with an additional 12 staff spaces. 13 s/f lots will have 2 spaces on site each. _____

- 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). It is anticipated that the existing intersection of Woodridge and Barnes will be eliminated and a commercial driveway installed. Woodridge will be fully improved from Shawnee to the end of the culdesac. _____

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

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

(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: Improvement to City standards and the elimination of the intersection at Barnes and Woodridge will mitigate any impacts.

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. No _____

- b. Proposed measures to reduce or control direct impacts on public services, if any: None _____

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 for power and gas; City of Spokane for water and sewer; Century Link for phone; To be installed at the time of construction for Woodridge and the office site preparations. _____

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: Sept 5/13 Signature: Dwight J Hume

Please Print or Type:

Proponent: Dwight J Hume Address: 9101 N Mt. View Lane

Phone: 435-3108 Spokane WA 99218

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p><input type="checkbox"/> A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p><input type="checkbox"/> B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p><input type="checkbox"/> C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>
