

ENVIRONMENTAL CHECKLIST

SPOKANE ENVIRONMENTAL ORDINANCE SECTION 11.10.230[1]

Updated March 15, 2006

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-985) Section 11.10.230(1)

File No. B21M0044PDEV

Environmental Checklist

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will 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: Mission Court Apartments.
1608 E. Mission, Ave, Spokane, WA. 99202.
2. Name of applicant: Tolovana Ventures, LLC c/o McCanna Engineering, Bowie McCanna, PE.
3. Address and phone number of applicant or contact person: 9401 E. Appleway Blvd,

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Spokane Valley, Washington, 99206.

- 4. Date checklist prepared: 09/15/2021
- 5. Agency requesting checklist: City of Spokane
- 6. Proposed timing or schedule (including phasing, if applicable): Contruction is planned for Spring 2020 To Fall 2022.

- 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. No.

- 8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. Engineering grading plan with erosion and sediment control plan. And Shoreline Substantial Deveopment Permit (SSDP).

- 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. No.

- 10. List any government approvals or permits that will be needed for your proposal, if known. _____
Boundry Line Adjustment for Parcels 35162.0502, 0503, 0504 & 0505.
Shoreline Substantial Development Permit. (SSDP)
State Construction Stormwater General Permit, (DOE).
SEPA, Street Tree Permit, all County Building and Planning permits required.
- 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. New parking Lot & four New Townhouses, The scope of work will include two buildings with four residential units, and the other two buildings will have nine residential units, the total area of new building coverage is 13,260 S.F. The Occupaney is IRC Townhouses, The constructions Type VB.

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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 Mission Court Apartments, is located at 1608 E. Mission Ave, Spokane, WA. 99202
Parcel No. 35162.0501, SUB OF SEC 16 L1-2-3-4&9-10-11 B29, 1.15 acres, Parcel No.35162.0502, SUB OF SEC
16 L5 B29, City- N 1/2 SEC 16 25-14, 0.19 acres, Parcel No. 35162.0503, SUB OF SEC 16 L6 B29, City-N1/2 SEC
16-25-43, 0.10 Acres. Parcel No. 35162.0504, SUB OF SEC 16 L7 B29, City-N 1/2 SEC 16-25-43, 0.16 acres, Parcel
No. 35162.0505, SUB OF SEC 16 LOT 8 B 29, City - N 1/2 SEC 16-25-43. 0.16 acres.

13. Does the proposed action lie within the Critical Aquifer Recharge Area (CARA)? Yes, the
project lies in a Critical Aquifer Recharge Area of High Susceptibility.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA)

(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).

Swales will be installed to treat all stormwater runoff. Drywells will be installed to dispose of
excess runoff, and will be installed in accordance with the Spokane Regional Stormwater Manual. All new
drywells must be registered with the Underground Injection Control Program (UIC) with the DOE prior to use
and discharge to the drywell (S).

(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.

None.

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- (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)?

Ground water is at approximately 50 ft below the existing ground surface. The depth of bedrock is unknown.

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

Yes. Potential impacts will be mitigated by treating stormwater in swales before infiltrating into the ground.

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. Flat on the west end, and rolling on the east end with 4 to 8 % slopes.

- b. What is the steepest slope on the site (approximate percent slope)? The site is generally flat to rolling, with less than 8% slope throughout the site.

- 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 USDA / NRCS Soils Survey Classifications 7111 Urban Land - Opportunity, Disturbed Complex, 3-8 percent slopes.

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

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

2,000 cubic yards of structural fill will be imported from an unknown source and placed on the site.

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

Yes. A erosion and sediment control plan will be provided to minimize erosion during construction,

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

Approximately 60 % of the site.

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

A detailed erosion and sediment control plan will be prepared, and erosion control best management practices will be followed during construction, Also the State Stormwater General Permit will be followed.

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.

Temporary emissions from construction equipment during construction. Exposed soils will be watered during construction for dust control.

- 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:

In order to mitigate air impacts, Watering the exposed area during construction shall reduce the fugitive dust emissions during construction both on and off the site. Ref: SRCAA Regulation 1, Article VI, section 6.05 requirements.

3. Water

- a. SURFACE:

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- (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.

Yes, The Spokane River is west of this Project, approximately 100 feet from the property line. Note: A Shoreline Substantial Development Permit (SSDP) has been prepared for this project and will be submitted with this SEPA.

- (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. ____

Yes, Driveway and parking lot, located east of N South Riverton Ave, is approximately 120' from the ordinary high water mark for the Spokane River at this location.

- (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.

None.

- (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.

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- (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.

No sanitary will be waste discharge into the ground, There are 26 new residential units in this project of which will be connected to City of Spokane Waste Water management System.

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 runoff will be generated from pullutant generating impervious surfaces. and will gravtiy flow into swales for treatment. Excess stormwater flows will overflow into drywells register with the Underground Injection Control Program (UIC) / DOE.

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

No. All runoff will be treated before infiltration into the ground.

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

Stormwater will routed to swales prior to disposal.

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.

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- b. What kind and amount of vegetation will be removed or altered? _____
 The existing site is covered by grasses and weeds. Some existing trees will remain, all grasses and top Soils in the new parking lot area, will be removed.
- 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: Landscaping with lawn and tree's will will planted in disturbed area after construction. Ref: Street Tree Permit and approved plan required by a Certified arborists.

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: Robins, Sparrows, Etc.
 mammals: deer, bear, elk, beaver, other: None observed.
 fish: bass, salmon, trout, herring, shellfish, other: Unknown.
 other: Fish and ducks in the Spokane River.
- 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. No.
- d. Proposed measures to preserve or enhance wildlife, if any: None.

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. Electricity and Natural gas will be used to provide heat for the facilites.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

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- 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:
Storm drainage system and sewer system will be through gravity systems and will not require energy.

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. There is a small risk of fuel and oil leakage during construction from heavy equipment.

- (1) Describe special emergency services that might be required.
The finish project will require standard emergency services.

- (2) Proposed measures to reduce or control environmental health hazards, if any:
Spill kits will be on site to clean up any emergency spills from equipment during Construction.

b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
None, Normal noise expected from Traffic, Schools, and Parks in the area.

- (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.
Noise of construction equipment will be a cause of short term increase of noise during construction, Hours of operation will be limited to hours required by the City Noise Ordinance quiet hours are 10 pm to 7 am,

- (3) Proposed measure to reduce or control noise impacts, if any:
Construction work will be limited to hours required by the City noise ordinance.

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8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? _____
Adjacent properties are Residential Multi-Family (RMF) and a local school.
(Stevens Grade School)

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

- c. Describe any structures on the site. There are two existing apartment buildings
located on this site, which will remain as is.

- d. Will any structures be demolished? If so, which? No.

- e. What is the current zoning classification of the site? Residential Multi-
Family, (RMF).

- f. What is the current comprehensive plan designation of the site? _____
Residential Multi- Family (RMF), Neighborhood Code 541331 and Name 4133M

- g. If applicable, what is the current shoreline master program designation of the
site?
The parking lot is within the Shoreline Zone and requires a Shoreline Substantial
Development Permit (SSDP), Of which will be submitted with the SEPA.

- h. Has any part of the site been classified as a critical area? If so, specify. _
The site is located in a Critical Aquifer Recharge Area of low susceptibility.

- i. Approximately how many people would reside or work in the completed
project?
The new apartments units will house approximately 60 new residents.

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

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- 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 proposed project is compatible with allowable land use. City requirements will be followed in the design of the project.

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. This project will build Two buildings with 4 units each and two buildings with 9 units each, Low to Moderate Income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. Two structures were remove at a earlier date.

- c. Proposed measures to reduce or control housing impacts, if any: The proposed project will add 26 new apartment units.

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? The building will be less than 35' feet above grade. The Buildings will Comply with the International Residential Code 2018 (IRC), Washington State Energy Code, Occupancy, R-3 Construction Type V-B,

- b. What views in the immediate vicinity would be altered or obstructed? Views from the adjacent properties will not be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any: This project will follow the approved plan required by the Certified Arborists, Tree locations, and spacing, and other requirements, and obtain a Street Tree Permit Application. SMC: 17C.200.04 Requires a landscape Plan.

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11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Lights from proposed building will be associated with this project, and will be lit primarily at night. Lighting will be deflected so light and glare will not effect adjacent properties.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? No. Lighting will be deflected so light and glare will not effect adjacent properties. It is not likely light of glare would be a safety hazard or have a negative affect adjacent properties.
- c. What existing off-site sources of light or glare may affect your proposal? None.
- d. Proposed measures to reduce or control light and glare impacts, if any: Lights will be equipped with deflectors to direct the light towards the ground.

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12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? Mission Park, 0.4 miles, and Chief Garry Park. 1.0 Mile.
- 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: 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. No.

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- 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.

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

14. Transportation

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Only

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

proposed site will be accessed from E. Sinto Ave, and from the alley off N. South Riverton Ave, and N. Madelia St. alley to N. South Riverton Ave.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Yes, The corner of Mission Ave. and Marshal St.

traveling West, Bus Route 29 & 39. Mission Ave & Napa St. traveling East, Bus Route 29 & 39.

- c. How many parking spaces would the completed project have? How many would the project eliminate? The project will create parking 60 stalls associated

ADA compliant parking stalls. No parking 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). _____

None.

- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. None.

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

unknown, and will be determined through traffic analysis if required by the City of Spokane.

(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:

None currently. Transportation impacts will be mitigated as required by the City of Spokane.

15. Public services

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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. New structure will require typical emergency services.

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

16. Utilities

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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. Proposed utilities include electricity (Avista), natural gas (Avista), water (City of Spokane), refuse (City of Spokane), Telephone (Centurylink), and sanitary sewer (City of Spokane)

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: 27/08/2021 Signature: [Handwritten Signature]

Please Print or Type:

Proponent: Tolovana Ventures, LLC Address: 2410 63RD Ave SE,

Phone: Mercer Island, WA. 98040.

Person completing form (if different from proponent): Bowie McCanna / McCanna Engineering Address: 9401 E Appleway Blvd

Phone: (509) 954-6604 Spokane Valley, WA 99206

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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.