

## Environmental Checklist

File No. 21400065 COMP

### **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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## A. BACKGROUND

1. Name of proposed project, if applicable: **N/A.**
2. Name of applicant: **Spokane City Council.**
3. Address and phone number of applicant or contact person: **808 W. Spokane Falls Blvd., 509-625-6254.**
4. Date checklist prepared: **11/4/2014.**
5. Agency requesting checklist: **City of Spokane Planning Service**
6. Proposed timing or schedule (including phasing, if applicable): **Proposal would follow Comprehensive Plan Amendment timeline.**
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, the applicant does not own any land that this proposal would impact.**
8. List any environmental information you know that has been prepared, or will be prepared, directly related to this proposal: **The applicant is not aware of any environmental information that has been prepared or will need to be prepared for this proposal.**
9. Do you know whether applicants 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: **City Plan Commission and City Council Approval of Comprehensive Plan Amendment.**
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: **Comprehensive Plan Amendment to create a new land use designation and zoning designation for Mobile Home Parks.**

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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 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 for the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist: **This is a non-project proposal and is therefore not site specific at the moment** – however, the location of manufactured home parks

*w/in city*

as of 2012 is noted on attached map.  
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): **This is a non-project proposal and is therefore not site specific at the moment; but affected areas lie within the City of Spokane.**

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA)/Aquifer Sensitive Area (ASA).

i. Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (include systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities): **This is a non-project action; thus this does not apply.**

ii. 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?: **This is a non-project action; thus this does not apply.**

iii. 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: **This is a non-project action; thus this does not apply.**

iv. 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 non-project action; thus this does not apply.**

b. Stormwater

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- i. What are the depths on the site to groundwater and to bedrock (if known)?: **This is a non-project action; thus this does not apply.**
- ii. Will stormwater be discharged into the ground? If so, describe any potential impacts: **This is a non-project action; thus this does not apply.**

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

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Agency Use  
Only

1. Earth

- a. General description of the site (circle one): *flat, rolling, hilly, steep, slopes, mountains, other*: **Current mobile home parks exist in a variety of locations that encompass flat, rolling, other, etc.**
- b. What is the steepest slope on the site (approximate percent slope?): **This is a non-project action; thus this does not apply.**
- 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 not any prime farmland: **Soil type is varied due to the fact that current mobile parks exist in numerous places in the city.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: **This is a non-project action; thus this does not apply.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source to fill: **This is a non-project action; thus this does not apply.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: **This is a non-project action; thus this does not apply.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example,

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asphalt or buildings)?: **This is a non-project action; thus this does not apply.**

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- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: **This is a non-project action; thus this does not apply.**

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 construction is completed? If any, generally describe and give approximate quantities known: **This is a non-project action; thus this does not apply.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **This is a non-project action; thus this does not apply.**

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 stream, saltwater, lakes, ponds or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into: **N/A.**
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: **This is a non-project action; thus this does not apply.**
3. Estimate the amount of fill and dredge material that would be placed 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: **This is a non-project action; thus this does not apply.**

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4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known: **This is a non-project action; thus this does not apply.**
5. Does the proposal lie within a 100-year floodplain?: **This is a non-project action; thus this does not apply.**
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: **This is a non-project action; thus this does not apply.**

b. GROUND

1. Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known: **This is a non-project action; thus this does not apply.**
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) and or the number of persons the system(s) are expected to serve: **This is a non-project action; thus this does not apply.**

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: **This is a non-project action; thus this does not apply.**
2. Could waste material enter ground or surface waters? If so, general describe: **This is a non-project action; thus this does not apply.**

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any: **This is a non-project action; thus this does not apply.**

4. PLANTS

Evaluation for  
Agency Use  
Only

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*, *bulrush*, *skunk cabbage*, *other*.

Water plants: *water lily*, *eelgrass*, *milfoil*, *other*.

Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered?: **This is a non-project action; thus this does not apply.**

c. List threatened or endangered species known to be on or near site: **No known threatened or endangered species on or near site.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **This is a non-project action; thus this does not apply.**

## 5. ANIMALS

a. Circle any birds and animals which have been observed on or near the site that are known to be on or near the site: **Animals and birds on sites vary, but would not be impacted beyond existing impacts due to the fact that this is a non-project action.**

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- b. List any threatened or endangered species known to be on or near the site: **No known threatened or endangered species on or near site.**
- c. Is the site part of a mitigation route? If so, explain: **Not applicable to this proposal.**

## 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.: **This is a non-project action; thus this does not apply.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: **This is a non-project action; thus this does not apply.**
- 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: **This is a non-project action; thus this does not apply.**

## 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: **This is a non-project action; thus this does not apply.**
1. Describe special emergency service that might be required: **Emergency services already provided for areas under consideration in this proposal.**
  2. Proposed measures to reduce or control environmental health hazards, if any: **This is a non-project action; thus this does not apply.**
- b. NOISE:



1. What types of noise exist in the area which may be affected by your project (for example: traffic, equipment, operation, other)?  
**This is a non-project action; thus this does not apply.**
2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site: **This is a non-project action; thus this does not apply.**
3. Proposed measure to reduce or control noise impacts, if any:  
**This is a non-project action; thus this does not apply.**

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8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties?:  
**Sites under consideration for Comprehensive Plan amendment are current Mobile Home Parks; adjacent sites vary from Residential Single Family homes to General Commercial Businesses.**
- b. Has the site been used for agriculture?: **No.**
- c. Describe any structures on the site: **Mobile and/or Manufactured Homes.**
- d. Will any structures be demolished? If so, which?: **This is a non-project action; thus this does not apply.**
- e. What is the current zoning classification of the site?: **The current zoning classification of the sites are Residential Single-Family.**
- f. What is the current comprehensive plan designation of the site?: **The current Comprehensive Plan designation of the sites are Residential R 4-10.**
- g. If applicable, what is the current shoreline master program designation of the site?: **Not applicable to this proposal.**
- h. Has any part of the site been classified as a critical area? If so, specify: **No.**

Unknown  
11/24 TMB

← predominantly  
RSF but  
also RMF and  
Industrial  
zoning.  
← other  
land  
use  
designations exist.  
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- i. Approximately how many people would reside or work in the completed project?: **According to the American Community Survey, there are 1,394 mobile/manufactured homes in the City of Spokane, most of which reside in these mobile home parks. Average household size in the City of Spokane is 2.32. This roughly translates to around 3,234 people who live in Manufactured Homes that would be impacted.**
- j. Approximately how many people would the completed project displace?: **This is a non-project action; thus this does not apply.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **This is a non-project action; thus this does not apply.**
- l. Proposed measure to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Proposal is consistent with current land use.**

## 9. HOUSING

- a. Approximately how many units would be provided, if any?  
Indicate whether high, middle or low-income housing: **This is a non-project action; thus this does not apply.**
- b. Approximately how many units, if any, would be eliminated?  
Indicate whether high, middle or low-income housing: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control housing impacts, if any: **This is a non-project action; thus this does not apply.**

## 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?: **This is a non-project action; thus this does not apply.**
- b. What views in the immediate vicinity would be altered or obstructed?: **This is a non-project action; thus this does not apply.**

- c. Proposed measures to reduce or control aesthetic impacts, if any: **This is a non-project action; thus this does not apply.**

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Agency Use  
Only

#### 11. LIGHT AND GLARE

- a. What type of light and glare will the proposal produce? What time of day would it mainly occur?: **This is a non-project action; thus this does not apply.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?: **This is a non-project action; thus this does not apply.**
- c. What existing off-site sources of light or glare may affect your proposal?: **This is a non-project action; thus this does not apply.**
- d. Proposed measures to reduce or control light and glare, if any: **This is a non-project action; thus this does not apply.**

#### 12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?: **Due to the fact that this proposal encompasses multiple Mobile Home Parks, nearby recreational opportunities vary.**
- b. Would the proposed project displace any existing recreational uses? If so, describe: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control impacts on recreation opportunities to be provided by the project or applicant, if any: **This is a non-project action; thus this does not apply.**

#### 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: **This is a non-project action; thus this does not apply.**

*unknown but  
this proposal does  
not change  
regulatory protection of  
such  
sites.*

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- b. Generally describe any landmarks or evidence of historic archeological, scientific, or cultural importance known to be on or next to the site: **This is a non-project action; thus this does not apply.**
- c. Proposed measures to reduce or control impacts, if any: **This is a non-project action; thus this does not apply.**

#### 14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any: **Due to the fact that this proposal encompasses multiple Mobile Home Parks, public streets and highways to affected sites vary.**
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?: **All affected sites are currently within reasonable proximity to public transit.**
- c. How many parking spaces would the completed project have? How many would the project eliminate?: **This is a non-project action; thus this does not apply.**
- d. Will the proposal require any new roads or streets, or improvements to existing roads and streets not including driveways? If so, general describe (indicate whether public or private): **This is a non-project action; thus this does not apply.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe: **This is a non-project action; thus this does not apply.**
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur: **This is a non-project action; thus this does not apply.**
- g. Proposed measures to reduce or control transportation impacts, if any: **This is a non-project action; thus this does not apply.**

#### 15. Public Services

- a. Would the project result in an increased need for public service (for example: fire protection, police protection, health care, schools, other)? If so, generally describe: **No. Mobile home parks under consideration already receive public services.**

Evaluation for  
Agency Use  
Only

- b. Proposed measures to reduce or control direct impacts on public services, if any: **No measures necessary for this proposal.**

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: **Utilities already utilized at mobile homes on sites.**

**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: 11-20-14 Signature: [Signature]

**Please Print or Type:**

Proponent: Jon Snyder Address: 808 W. Spokane

Phone: 509-625-6254 Falls Blvd.

Person completing form (if different from proponent): Blaine Stum Address: 808 W. Spokane

Phone: 509-879-3943 Falls Blvd.

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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.

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**D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS**  
***(Do not use this sheet for project actions)***

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water, emissions to air, production, storage or release of toxic or hazardous substances; or production of noise?: **The Comprehensive Plan amendment would protect current land uses while changing the land use designation and zoning; as such, it would not increase any of the negative environmental impacts listed above.**

Proposed measures to avoid or reduce such increases are: **No proposed measures necessary for this action.**

2. How would the proposal be likely to affect plants, animals, fish or marine life: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it would not change current impacts on plants, animals, fish or marine life that the Mobile Home Park sites already have on site or in adjacent areas.**

Proposed measures to protect or conserve plants, animal's fish or marine life are: **No proposed measures necessary for this action.**

3. How would the proposal be likely to deplete energy or natural resources?: **The Comprehensive Plan amendment would protect current land uses while changing the land use designation and zoning; as such the impact on energy and natural resources would not change from current observed impacts.**

Proposed measures to protect or conserve energy or natural resources are: **No proposed measures necessary for this action.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered special habitat, historic or cultural sites,, wetlands, flood plains or prime farmlands?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it is not estimated to have any more impact on the items listed above beyond the impact existing Mobile Home Parks may have already had.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **No proposed measures necessary for this action.**

5. How would this proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such impacts to land use would remain the same as current impacts unless a proposed project to redevelop the land was approved via a Comprehensive Plan Amendment.**

*deleted  
as out  
of  
scope.  
TWB*

Proposed measures to avoid or reduce shoreline and land use impacts are: **No proposed measures necessary for this action.**

6. How would the proposal be likely to increase demand on transportation or public services?: **The Comprehensive Plan Amendment would protect current land uses while changing the land use designation and zoning; as such it will not increase demand on transportation or public services beyond what demand already exists.**

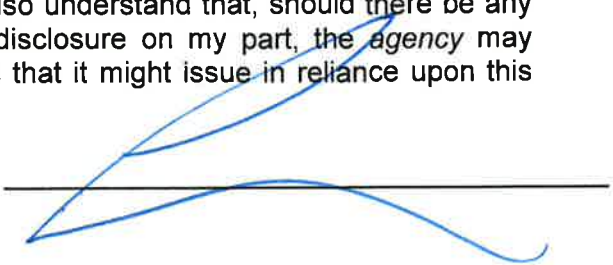
Proposed measures to reduce or respond to such demand(s) are: **No proposed measures necessary for this action.**

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws, or requirements for the protection of the environment: **To the knowledge of the applicant, this proposal does not violate any local, state or federal laws, and does not violate any requirements for the protection of the environment.**



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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 11-20-14 Signature: 

**Please Print or Type:**

Proponent: Jon Snyder Address: 808 W. Spokane

Phone: 509-625-6254 Falls Blvd.

Person completing form (if different from proponent): Blaine Stum

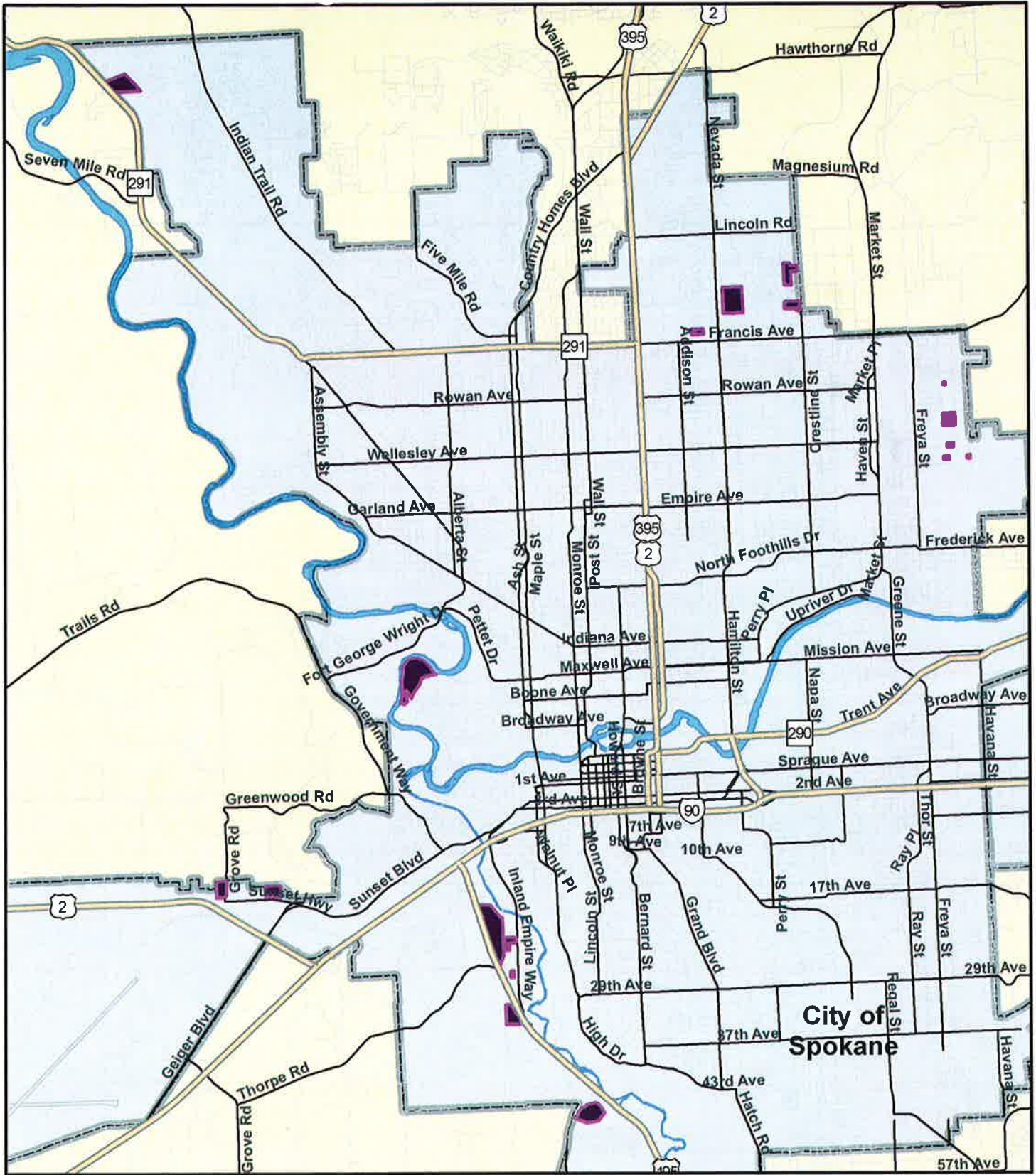
Address: 808 W. Spokane

Phone: 509-879-3943 Falls Blvd.





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|---|
| <p><b>FOR STAFF USE ONLY</b></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>A. <input type="checkbox"/> there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p>B. <input type="checkbox"/> probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p>C. <input type="checkbox"/> there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p> |
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**Legend**

-  Manufactured Home Park
-  Municipal Boundary
-  Highway
-  River



