

WAC 197-11-960: Environmental checklist.

**SEPA
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 help 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: **Windhaven First Addition, P.U.D. Comprehensive Plan Amendment**
2. Name of applicant: **Morningside Investments, LLC – J.R. Bonnett Engineering, PLLC (agent)**
3. Address and phone number of applicant and contact person:
815 E. Rosewood Avenue
Spokane, WA 99208
(509) 489-4260
Contact: Jay Bonnett
(509) 534-3929
4. Date checklist prepared: **October 14, 2015**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable):
To be determined

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 PLANNING & DEVELOPMENT

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No planning or construction documents have been prepared relating to this proposal as of this date. The property will likely be developed into a multi-family living community upon securing all applicable permits.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Infrastructure, including roadways, water, sewer, storm drainage, electrical, gas, and phone has already been installed throughout the site. Geotechnical reports relating to stormwater disposal and street pavement design may have been prepared in support of the construction work. No buildings were constructed on the site. No critical areas exist on the site. No wetlands or other environmentally sensitive area exist on the site. Stormwater drainage reports (WCE No. 2009-678) dated November 2009 and July 2011, were prepared by Whipple Consulting Engineers. These reports were prepared in support of a supplemental parking lot addition along the northeast boundary of the property for the existing Lusitano Apartments directly east of the subject property. The parking lot was never constructed. The WCE drainage reports referenced a geotechnical study dated April 19, 2005, prepared by Allwest in 2005 that supported the use of drywells for stormwater disposal purposes in the Windhaven PUD.

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.

We anticipate submitting applications to the City of Spokane for the purpose of acquiring development permits. We are not aware of any applications that are or may be pending government approvals for this property.

10. List any government approvals or permits that will be needed for your proposal, if known.

This proposal requests approval of changing the land use designation in the City's Comprehensive Plan from R4-10 and R10-20 to R15-30. It also requests approval of changing the City's zone designation from RSF and RTF to RMD. Standard development and construction permits will be secured for building multi-family dwellings.

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. (Lead agencies may modify this form to include additional specific information on project description.)

This project is intended to place multiple multi-family dwellings on approximately 49.5 acres of land. The site infrastructure, including paved private streets, water piping networks, sewer systems, stormwater control facilities and all dry utilities have been constructed throughout the site to accommodate 286 single family dwellings. The intent is to construct wood-framed, multi-family buildings in lieu of the single family dwellings within the confinements of the existing private street system with as little disruption to the existing facilities as possible. The requested land use designation would provide for a housing density of 15-30 units per acre, yielding 742 – 1485 units. It is likely the actual unit count will be closer to the lower end of this range.

12. Location of the proposal. Give sufficient information for 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 applications related to this checklist.

The subject property is located on the north side of Barnes Avenue, approximately 320 yard west of Indian Trail Road within the city limits of Spokane, WA. It is directly west of the existing Lusitano Apartment community.

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?

Yes

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).

Development of this property related to this proposal would consist of multi-family dwellings that will be served by public water and sewer. No fluids are anticipated to be discharged below the ground surface.

(2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks?

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.

It is not expected that significant quantities of chemicals will be used on the site. Household detergents, cleaning solutions, soaps, etc. consistent with normal residential products are anticipated. No leaks or spills of any chemicals are anticipated.

(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?

Chemicals beyond those contained in normal household products purchased by the occupants will not be stored, handled or used on the site.

b. Stormwater

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

Unknown.

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE ONLY

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one): **Gently Sloped, Relatively Flat**, ~~rolling, hilly, steep slopes,~~
~~mountainous,~~
other

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

The site generally slopes uniformly down from the east end to the west end. The average grade across the site is approximately 3%. The steepest grades are approximately 6%.

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.

According to the Windhaven PUD geotechnical report the site soils consist of Marble loamy coarse sand (MbC). No farmlands exists on this site.

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

We did not encounter any surface conditions or history of unstable soils in the immediate vicinity.

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

Minimal filling and grading is anticipated. Minor excavation work is anticipated for placement of new building foundations. Minor grading is anticipated at the new driveways and approaches to the buildings from the street. Approximate quantities of soil for filling and grading will be determined during the site design phase. The site excavations will likely be balanced, so no import or export of soil is anticipated.

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

Erosion could possibly occur as a result of construction activity or use. Temporary erosion and sediment control best management practices will be used to mitigate potential erosion impacts to the offsite areas. Permanent landscaping that includes ground covering vegetation will be placed at the completion of the project and therefore no erosion is anticipated upon project completion.

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

We estimate that approximately 60% of the site will be covered with impervious surfaces upon project completion.

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

Since the site is relatively flat, it is unlikely that erosion will occur as a result of any clearing. Mass excavation activities are not anticipated, since the streets and underground utilities have already been constructed. Temporary erosion and sediment control best management practices during construction will be used to mitigate potential erosion impacts to the offsite areas. Permanent landscaping that includes ground covering vegetation will be placed at the completion of the project and therefore no erosion is anticipated upon project completion.

a. **Air**

a. What types 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.

Emissions generated on-site would occur during the following: Short term dust and emissions construction equipment; automobile emissions and dust (on and off site). Upon project completion, dust from construction activities will not exist and automobile emissions will likely return to expected levels contributory to multi-family housing.

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

Methods to reduce or control dust and vehicle emissions include the following: Keep construction access routes adequately moistened with water. Cover loads; etc. The subject property is in close proximity to an existing Neighborhood Center where pedestrian and bicycle travel would likely reduce automobile trips. The subject site is in close proximity to a public transit system and would likely be used by residents of this community, which would reduce automobile trips.

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EVALUATION FOR
AGENCY USE ONLY

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.

The project will not require any work over, in, or adjacent to such waters.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from 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.

The proposal does not require surface water withdrawals or diversions.

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

The proposal does not lie within a 100-year floodplain.

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

No, the proposal does not involve any discharge of waste materials to surface waters.

b. Ground:

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

No ground water will be withdrawn. The existing stormwater system utilizes underground injection wells (drywells) to dispose of runoff. The system was approved by the City of Spokane and is presumed to be in compliance with all local and state regulations. While not anticipated, additional drywells may be installed in accordance with Spokane Regional Stormwater Manual and Washington State Department of Ecology regulations if determined to be necessary to adequately dispose of surface runoff.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground from septic tanks or other sources.

The subject property is located in the City of Spokane, which provides solid waste disposal service.

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EVALUATION FOR
AGENCY USE ONLY

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) 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.

Runoff (including stormwater) from new asphalt-paved areas will be conveyed to adequately designed biofiltration swales for treatment and disposed of through infiltration facilities such as drywells or underground gravel galleries.

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

No waste materials are anticipated on this site. Contaminants from vehicles will be conveyed to biofiltration swales for treatment prior to disposal through the infiltration facilities.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

As noted previously, runoff (including stormwater) from new concrete or asphalt-paved areas will be conveyed to adequately designed biofiltration swales for treatment and disposed of through infiltration facilities such as drywells or underground gravel galleries.

4. Plants

- a. Check or circle types 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 lily, eelgrass, milfoil, other

———— other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The vegetation that exists on the site consists of natural dryland sparse pine young pine trees, grass, weeds, etc., will likely be removed from all areas. The entire site was previously stripped of vegetation during construction of the streets and in preparation of single family dwelling construction. The vegetation that currently exists has naturally emerged since that time.

- c. List threatened or endangered species known to be on or near the site.

We have reviewed the Threatened and Endangered Species list as determined by the Washington Department of Fish and Wildlife. None of the species are located within the area proposed for development.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
Proposed landscaping will be consistent with the adjacent existing landscaping at the Lusitano Apartments in accordance with City of Spokane regulations.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or 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:

- b. List any threatened or endangered species known to be on or near the site.

Based on our review of the Department of Fish & Wildlife's determination, we were not able to identify any threatened or endangered species within this area.

- c. Is the site part of a migration route? If so, explain.

The subject site is surrounded by developed land and was recently developed with streets and sidewalks. No evidence of migration routes have been detected.

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

Not Applicable

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, 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 likely be used for energy needs of the community.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Unknown

- 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:

None at this time. All construction and development will be in accordance local, state and federal regulations, including energy codes.

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.

We do not expect to encounter any environmental health hazards.

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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:

No environmental health hazards are anticipated.

b. Noise

- 3) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Existing traffic noise will continue from area residents and those visiting the Neighborhood Center. Temporary construction-related noise will occur during working hours.

- 4) 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 will be created by operation of construction equipment, etc. during normal working hours and on a short-term basis through project completion. Noises associated with a residential community is anticipated in the long-term.

- 5) Proposed measures to reduce or control noise impacts, if any:

Construction-related noise impacts will generally occur during normal working hours, which will minimize impacts to the surrounding neighborhoods.

8. Land and shoreline use

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

The site is currently vacant - no structures exist. Streets, sidewalks and street lighting along with all standard residential utility services, including water, sewer, gas, phone and cable have been constructed. The adjacent properties have been developed into single family residential dwellings to the north, west and portions of the south. Multi-family housing exists along the east boundary and portions of the south boundary. A Neighborhood Center exists at the southeast corner of the site.

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

Unknown

c. Describe any structures on the site.

No structures exist on the site.

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

No.

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EVALUATION FOR
AGENCY USE ONLY

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

RSF and RTF

f. What is the current comprehensive plan designation of the site?

R4-10 and R10-20

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

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

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

Unknown. The completed project could support between 740 and 1200 housing units.

j. Approximately how many people would the completed project displace?

None.

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

No displacement impacts are expected.

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

Since most of the land within and surrounding the Neighborhood Center has already been developed in to relatively low-density housing, this proposal would contribute to the quality of life in this area by supplementing the existing underutilized multi-family housing developments in the area and providing increased population within walking distance of the existing Neighborhood Center. The increased population would help support the Neighborhood Center and would have a positive influence on increasing investment and tax revenues as deemed necessary by the Comprehensive Plan to attract higher incomes to the neighborhood. The goal is to amend the land use code as it relates to the subject site to the R15-30 designation to make up for deficient multi-family housing stock in this area.

Multiple properties with multi-family residential land use designations within and around the Neighborhood Center fail to meet density goals of the Comprehensive Plan.

9. Housing

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

The completed project could consist of 740 – 1485 units. Middle to high income housing is anticipated.

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

No housing units will be eliminated.

- 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?

To be determined. Building heights will be limited to applicable building and development codes.

- b. What views in the immediate vicinity would be altered or obstructed?

Unknown

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

None

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Lighting will be used to provide indoor and outdoor lighting needs, which will include parking areas. Minimal glare will likely occur during evening hours, when people are entering or leaving the site.

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

The site will be designed to utilize its location. Light and glare will be minimal and should not be a safety hazard or significantly interfere with views.

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

Existing off-site sources of light and glare generally continue to occur in the surrounding areas. Most of the off-site sources are generated by the surrounding houses and street lights.

- d. Proposed measures to reduce or control light and glare impacts, if any:

No measures are proposed.

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EVALUATION FOR
AGENCY USE ONLY

12. Recreation

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

The subject property is in close proximity to a Neighborhood Center where shopping, restaurants and other social activities are available. The property is also close to the City's Pacific Park. The property is located along and accessible to a designated pedestrian and bicycle route. The property is also in close proximity to the City's public library and elementary school with a playground.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

The proposed project will not displace any existing recreational uses.

- c. Proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant, if any:

Not Applicable

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.

We are not aware of any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site.

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

We are not aware of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

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

Not applicable

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.

The existing main entrances to the site access Barnes Road. Additionally, access may be provided at the northeast corner of the site at the existing Moore Street.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

The nearest public transit stop is approximately ¼-mile from the site on Indian Trail Road.

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

The number of completed parking spaces will be determined during the design phase of the development. It is anticipated that 2 parking spaces per living unit will be provided. No parking spaces will be eliminated.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads or streets are anticipated.

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

No, the project will not use water, rail, or air transportation.

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

A trip generation analysis estimating the Average Daily Trips and peak volumes will be prepared for the project based on the final living unit count. The number of vehicular average daily trips could range between 4,900 and 7,980 according to the ITE Trip Generation Manual.

- g. Proposed measures to reduce or control transportation impacts, if any:

Proposed measures to reduce or control transportation impacts include: ride sharing, alternating days & time, utilize the Spokane Transit Authority, etc.

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.

It is difficult to determine how the project may, or may not, result in an increased need for public services. The following services should be considered when determining the need of the community:

Fire Protection: Fire Protection is provided through Government funding.

Police Protection: Police Protection is also provided through Government funding.

Health Care: This is based on need and is paid for through the recipient.

Schools: This provides an opportunity for Children to go to School.

Due to the increase in population there may be an increased need for public services. Concurrency must be met. According to the GMA and Comprehensive Plan, the City's capital improvement program must provide adequate public facilities and ensure that the facilities will be in place when development occurs.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Impact fees and GFC's will be assessed to the developer of this project to pay proportionate impacts to public services.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, cable, 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 proposed for the development would consist of standard residential-type utilities described below.

Electricity: Avista

Natural Gas: Avista

Refuse Service: City of Spokane

Water: City of Spokane

Telephone: Centurylink

Sanitary Sewer: City of Spokane

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Jay B. [Signature]

Date Submitted: 10/28/15

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 the 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 intention of this proposal is to provide the means for increasing the residential density on the property by changing the land use designation. The site is adjacent to an existing CC-Core land use designation and CC2-NC zoning designation that is occupied by various types of businesses. If approved, there would be increased air emissions from vehicles upon completed development compared to the emissions coming from vacant land. There will be no production, storage, or release of toxic or hazardous substances nor will there be any production of noise after construction activities have stopped other than normal residential-type noises.

Proposed measures to avoid or reduce such increases are:

Best management practices relating to erosion and sediment control, dust abatement, etc. will be exercised during construction activities. Construction activity will be limited to normal working hours. All driving surfaces will be paved and undeveloped areas surrounding the buildings and paved areas will be landscaped in a manner to reduce dust.

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not Applicable. The site does not contain any endangered plants, animals, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not Applicable.

- 3. How would the proposal be likely to deplete energy or natural resources?

No energy or natural resources will be depleted by development of this property.

Proposed measures to protect or conserve energy and natural resources are:

All buildings will be constructed in accordance with all local, state and federal regulations including energy codes.

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 species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No adverse effects to environmentally sensitive areas or areas designated for governmental protection is anticipated.

Proposed measures to protect such resources or to avoid or reduce impacts are:

No environmentally sensitive areas exist on or around the site. Therefore, no protection measures are warranted.

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EVALUATION FOR
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5. How would the 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 subject property is not within or near a shoreline area and therefore not subject to shoreline regulations.

Proposed measures to avoid or reduce shoreline and land use impacts are:

No shoreline areas exist on or around the site. Therefore, no protection measures are warranted.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Due to the increase in population there may be an increased need for public services. Concurrency must be met. According to the GMA and Comprehensive Plan, the City's capital improvement program must provide adequate public facilities and ensure that the facilities will be in place when development occurs. Traffic on Barnes Road and Indian Trail Road would likely increase. Public water and sewer demands will be evaluated and compared to existing capacities during the design phase. If determined to be warranted, system upgrades will be made as necessary.

Proposed measures to reduce or respond to such demand(s) are:

The intersection of Barnes Road and Indian Trail Road is signalized with designated left and right turn lanes. Public water and sewer demands will be evaluated and compared to existing capacities during the design phase. If determined to be warranted, system upgrades will be made as necessary. Pedestrian and bicycle paths will be provided to the public right-of-way to promote those modes of transportation to the Neighborhood Center, nearby school, library and park. The use of nearby public transportation will be encouraged to all residents.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

No conflicts with local, state or federal laws or requirements for the protection of the environment are known to exist.