

**SPOKANE ENVIRONMENTAL ORDINANCE**

(WAC 197-11-970)

File # Z1200046-COMP

Mitigated Determination of Nonsignificance (DNS)

**MITIGATED DETERMINATION OF NONSIGNIFICANCE "MDNS"**

**FILE NO(S):** Z1200046-COMP (Sonneland)

**DESCRIPTION OF PROPOSAL:** This proposal is to change the land use map designation of parcels from "Office" and "Residential, 4 to 10 units per acre" to "CC Core" (approximately 9.8 acres in size). If approved, the applicant has requested zoning for all "CC Core" land use designated parcels be Centers & Corridors, Type 2 – District Center (CC2-DC). Maps and documents are available for review at [www.spokaneplanning.org](http://www.spokaneplanning.org).

**PROPONENT:** Sonneland Commercial Properties and 29th Street Investments LLC

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** This proposal is for a total area of roughly 9.8 acres located generally at the southwest corner of 29<sup>th</sup> & Southeast Boulevard. The project is bound on the west by Martin Street. (N ½ Section 33, T 25N, R 43E). A map is available at [www.spokaneplanning.org](http://www.spokaneplanning.org)

**LEAD AGENCY:** CITY OF SPOKANE

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

- ( ) There is no comment period for this MDNS; pursuant to WAC 197-11-350 (1).
- ( ) This MDNS is issued under WAC 197-11-350 (2); the lead agency will not act on this proposal for at least 15 days from the date issued (below). Comments regarding this MDNS must be submitted no later than 5:00 p.m., August 13, 2013, if they are intended to alter the MDNS.

**MITIGATING MEASURES:**

1. Any new intersection/driveway at 29th/Stone (south side of 29th) shall be evaluated at the time of a specific project is proposed to the City for such intersection/driveway. The applicant is advised that a new intersection/driveway at this location may be limited to "right-in, right-out only" in order to maintain the function of 29th Avenue and Southeast Boulevard intersection.
2. The east-west connectivity between Martin Street and Southeast Boulevard, generally in the alignment of E. 30th Ave./E. 31st Ave., shall be addressed either as a part of a development agreement or as a part of a traffic study and mitigation for project specific proposals.

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**Responsible Official:** Scott R. Chesney, AICP

**Position/Title:** Director, Planning Services **Phone:** (509) 625-6300

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

**Date Issued:** July 29, 2013

**Signature:** 

\*\*\*\*\*

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



**ENVIRONMENTAL  
CHECKLIST**

**SPOKANE ENVIRONMENTAL ORDINANCE**

**SECTION 11.10.230(1)**

*Revised May 31, 2013*

## Environmental Checklist

File No. 212000

### **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.

## **2. Name of Applicant:**

Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP

**3. Address and phone number of applicant or contact person:**

Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP  
505 W. Riverside, Suite 500  
Spokane WA 99201  
T: (509) 252-5066  
C: (509) 252-5067

**A. BACKGROUND**

1. Name of proposed project, if applicable:  
Comprehensive Plan Amendment for approximately 30-3 acres of land from Residential 4-10 and Office to Center/Corridor (District Center) for property generally located at SW corner of 29<sup>th</sup> Avenue and SE Boulevard, with implementing zone change to CC-2 and RME.
2. Name of applicant: Stacy A. Bjordahl
3. Address and phone number of applicant or contact person:  
Stacy A. Bjordahl  
Parsons/Burnett/Bjordahl/Hume LLP  
505 W. Riverside, Suite 500  
Spokane WA 99201  
T: (509) 252-5066  
F: (509) 252-5067
4. Date checklist prepared: October 22, 2012 w/ updates on November 21, 2012 and May 31, 2013
5. Agency requesting checklist: City of Spokane, Planning Services Department
6. Proposed timing or schedule (including phasing, if applicable): Comprehensive Plan Amendment and rezone: 2013, first phase of development 2013
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
Yes. Following the comprehensive plan amendment and rezone approval, the applicant will apply for subdivision approval for the residential portion and building permits for commercial, office and retail uses.
- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
No.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal.  
A wetland investigation and report was prepared by Biology Soil & Water in 2006, which concluded that no wetlands were present on the site. Additional

environmental review will be conducted at the time of development of the actual proposed land uses. Whipple Consulting Engineers prepared Planning Level and Trip Distribution Letter dated April, 2013.

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.

City of Spokane is reviewing other comprehensive plan amendment applications concurrently with this application.

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

City Plan Commission and City Council approval of Comp 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.

Proposal includes a Land Use Map change from Office and Residential 4-10 to Center/Corridor (District Center) with implementing zone classification of CC-2 and a Land Use Map change from Residential 4-10 to Residential 15-30 with implementing zone classification of Residential Multi-Family. The site consists of approximately 30-8 acres and will be developed with a mix of residential, retail, commercial and office uses.

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 subject properties are located south of 29<sup>th</sup> Avenue, west of Southeast Boulevard, east of Pittsburgh-Martin Street and north of 33<sup>rd</sup>-30<sup>th</sup> Avenue extended, in Sections 31 and 32, Township 25, Range 43 EWM.

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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.)

The proposed action lies within the City of Spokane and the Aquifer Sensitive Area. City sewer is located within 29<sup>th</sup> Avenue and Southeast Boulevard.

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).

Stormwater will be handled in accordance with the Spokane City Standards. Design of a stormwater system has not been completed.

- (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?

Unlikely. This is a non-project action. Future site development will incorporate typical uses compatible with CC-2 zone and RMF Zones as outlined in City of Spokane Municipal Code.

- (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.

Future site development will meet all applicable permitting standards for groundwater protection.

- (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?

None anticipated. Future site development will meet all applicable permitting standards for groundwater protection.

b. Stormwater

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

Unknown at this time. A wetland investigation and report prepared by Biology Soil & Water in 2006 [for nearby property] indicates that the water table in testhole locations varied from 36 inches to five feet below the soil surface.

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

Stormwater will be disposed of in accordance with the Spokane City Guidelines. Design of a stormwater system has not been completed.

TO BE COMPLETED BY APPLICANT

**B. ENVIRONMENTAL ELEMENTS**

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**1. Earth**

- a. General description of the site (circle one): *flat, rolling, hilly, steep slopes, mountains, other:* Generally considered flat, but site does slope from south to north.

- b. What is the steepest slope on the site (approximate percent slope)? Approximately 5 %
- 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. HoB- Hesseltine Silt Loam; HvC Hesseltine very rocky complex; NcA Narcisse silt loam. None are prime soils.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill: This is a non-project action, thus specifics are unknown at this time.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Based on soils and slope, erosion is not likely.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? This is a non-project action, thus specifics are unknown at this time
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Conformance with Spokane erosion control standards.

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## 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. Unknown at this time, but expect auto emissions and some dust during construction activities.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. No, other than auto emissions.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: Conformance to all applicable local, state, and federal emission control requirements.

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### 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. City Wetland Inventory Maps indicate the presence of wetlands on portions of the site; however a field verification was completed in 2006 when a wetland investigation and report was prepared by Biology Soil & Water, which concluded that no wetlands were present on the site. A DNR fish bearing stream is also identified in the same area as the wetlands; however, the property owner has observed no wetlands, nor a stream or fish; therefore, the map appear to be in error. The property owner will have the stream designation removed prior to development of the site.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

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

Not applicable.

- (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? No. If so, note location on the site plan.

Not applicable.

- (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.

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b. GROUND:

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

No.

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

None.

c. WATER RUNOFF (INCLUDING STORMWATER):

(1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The only runoff anticipated at this time is stormwater. Quantities and design are unknown at this time.

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

No. The project will be on public sewer and there are no surface waters nearby.

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

Conformance to all applicable design standards and requirements.

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 lily, eelgrass, milfoil, other.*

Other types of vegetation. (Ornamental)

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The 2006 report by Biology Soil and Water indicates that in 2006 the following vegetation was observed: aspen trees, reed canary grass, snowberry, wild rose and quack grass.

- b. What kind and amount of vegetation will be removed or altered? Unknown at this time.
- 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: Unknown at this time. All future landscaping will be designed and installed in accordance with the Spokane City Zoning Code.

**5. Animals**

- a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:  
birds: hawk, heron, eagle, songbirds, other: mammals:  
cows, bear, elk, beaver, other:  
fish: bass, salmon, trout, herring, shellfish, other: \_\_\_\_\_  
other: \_\_\_\_\_
- b. List any threatened or endangered species known to be on or near the site.  
None Known.
- c. Is the site part of a migration route? If so, explain. No.
- d. Proposed measures to preserve or enhance wildlife if any: Unknown at this time.

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**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.  
Electricity and natural gas will be used.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.  
Applicant is unaware of any solar energy used by adjacent properties, thus no impacts are anticipated.

- 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:

Project will comply with State Energy Code.

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

Not likely based on the type of land uses allowed in the CC-2 and RMF-zones.

- (1) Describe special emergency services that might be required.  
Services will be typical for uses associated with CC-2 and RMF-Zones.

- (2) Proposed measures to reduce or control environmental health hazards, if any:  
Not applicable.

### b. NOISE:

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?  
There is noise associated with the traffic along 29<sup>th</sup> Avenue and Southeast Boulevard but it is not expected to impact any future project.

- (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.

Construction traffic and equipment noise are anticipated during construction. Long-term noise will be typical of commercial, retail and residential uses.

- (3) Proposed measure to reduce or control noise impacts, if any:  
Conformance with all applicable noise standards. Specific mitigation, if necessary, is unknown at this time. Construction activities will be limited to daytime hours.

## 8. Land and shoreline use

- a. What is the current use of the site and adjacent properties?  
Portion of site is developed with office uses and two single family homes. The remainder is undeveloped. The

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adjacent properties are developed with assisted living/retirement units, office and residential uses.

- b. Has the site been used for agriculture? If so, describe.  
No.
- c. Describe any structures on the site.  
Two single family residences; offices.
- d. Will any structures be demolished? If so, which?  
Yes- existing single family homes.
- e. What is the current zoning classification of the site? Office, Office Retail and Residential Single Family.
- f. What is the current comprehensive plan designation of the site? Office and Residential 4-10
- 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 a critical area? If so, specify.  
No.
- i. Approximately how many people would reside or work in the completed project?  
This is a non-project action, thus specifics are unknown at this time.
- j. Approximately how many people would the completed project displace? 2-6
- 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:  
Compliance with all applicable development standards.

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**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 specifics are unknown at this time.

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- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.  
2 low/middle income single family homes.
- 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?  
This is a non-project action, thus specifics are unknown at this time. All buildings will comply with the maximum building height limitation of the underlying zone.
- b. What views in the immediate vicinity would be altered or obstructed?  
Views of the subject property will be altered from undeveloped to developed condition.
- c. Proposed measures to reduce or control aesthetic impacts, if any The property owner intends to retain as much of the existing vegetation as practical based on future land uses and infrastructure. Landscaping, building setbacks, and maximum building height will be in accordance with the Spokane City Zoning Code.

**11. Light and Glare**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
There will be exterior lighting during non-daylight hours.
- b. Could light or glare from the finished project be a safety hazard or interfere with views? None anticipated.
- c. What existing off-site sources of light or glare may affect your proposal? None.

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- d. Proposed measures to reduce or control light and glare impacts, if any: Unknown at this time. All lighting will be shielded and directed in accordance with the Spokane Municipal Code.

**12. Recreation**

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
South Sports Complex is located to the south; open space/fields at area public schools; Upper Lincoln Park and Thornton Murphy Park.
- b. Would the proposed project displace any existing recreational uses? If so, describe.  
No. There are no existing recreational uses on the property.
- c. Proposed measures to reduce or control impacts on recreation, including recreation 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.  
None known.
- b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.  
None.
- c. Proposed measures to reduce or control impacts, if any:  
Not applicable.

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**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. 29<sup>th</sup> Avenue and SE Boulevard are located adjacent to the site. These streets are designated arterials. Access to these streets will be

provided from existing and new driveways and/or public streets which will intersect with these arterials.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?  
Yes. Spokane Transit Authority (STA) currently provides regular service to the area. An STA park and ride lot is located east of Southeast Boulevard.
- c. How many parking spaces would the completed project have? How many would the project eliminate?  
Parking will be developed according to City Code. 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). Yes. Public streets will be extended to serve the development.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.  
No.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.  
This is a non-project action, thus specifics are unknown at this time.  
Current PM peak \_\_\_\_; AM Peak \_\_\_\_; Weekday \_\_\_\_.
- g. Proposed measures to reduce or control transportation impacts, if any: Unknown at this time, as mitigation will be based on the specific uses proposed, during the building permit and SEPA review process.

**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.  
There will be minimal impact. The property is currently served by City fire, police, and public schools. Future needs will be based upon land uses that are developed on the site.
- b. Proposed measures to reduce or control direct impacts on public services, if any:

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Transportation mitigation may be required based on traffic volumes generated. Property taxes, revenue and user fees from the commercial, business and/or mixed-use development will offset other impacts on public services.

**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.  
All utilities are available. Water and sewer will be provided by the City of Spokane. Electricity and natural gas will be provided by Avista.

**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 Non-significance that it might issue in reliance upon this checklist.

Date: May 31 2013 Signature: 

**Please Print or Type:**

Proponent: Stacy A. Bjordahl Address: 505 W. Riverside, Suite 500


Phone: (509) 252-5066 Spokane, WA 99201

Person completing form (if different from proponent):

SAME

Address:

Phone:

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

Proposed measures to avoid or reduce such increases are:  
Compliance with applicable discharge standards.

2. How would the proposal be likely to affect plants, animals, fish or marine life?  
NA-Not applicable. This is a non-project action; however, it is noted that site vegetation will be removed as necessary to accommodate urban development.

Proposed measures to protect or conserve plants, animals, fish or marine life are:  
NA- Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?  
NA-Not applicable.

Proposed measures to protect or conserve energy and natural resources are:  
Compliance with 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, flood plains or prime farmlands?

NA-Not applicable. This is a Non-Project Action. It is noted that City Wetland Inventory Maps indicate the presence of wetlands on portions of the site; however a field verification was completed in 2006 when a wetland investigation and report was prepared by Biology Soil & Water, which concluded that no wetlands were present on the site. A DNR fish bearing stream is also identified in the same area as the wetlands; however, the property owner has observed no wetlands, nor a stream or fish; therefore, the map appear to be in error. The property owner will have the stream designation removed prior to development of the site.

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

NA-Not applicable.

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?

NA-not applicable.

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

NA-Not applicable.

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

Traffic impacts will be studied at the time of development and mitigated as appropriate. Other public services and utilities will be utilized. The area is planned for urban growth and utilities should be sized to handle additional demands as the property is developed.

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

Compliance with applicable codes and standards.

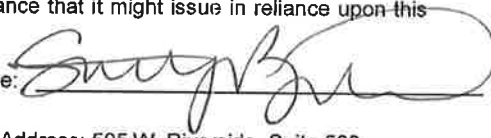
7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

No conflicts are anticipated.

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 Non-significance that it might issue in reliance upon this checklist.

Date: May 31, 2013

Signature: 

**Please Print or Type:**

Proponent: Stacy A. Bjordahl Address: 505 W. Riverside, Suite 500

Phone: (509) 252-5066 Spokane, WA 99201

Person completing form (if different from proponent):

SAME

Address:

Phone:

**FOR STAFF USE ONLY**

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 Non-significance.
- B.  probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Non-significance with conditions.
- C.  there are probable significant adverse environmental impacts and recommends a Determination of Significance.

