

**State Environmental Policy Act (SEPA)  
ENVIRONMENTAL CHECKLIST**

File No. \_\_\_\_\_

WCE# 20-2695 Qualchan View Estates

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Purpose of Checklist:**

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

**Instructions for Applicants:**

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

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

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

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

**Use of checklist for nonproject proposals:**

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply.*"

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

**A. BACKGROUND**

1. Name of proposed project: Qualchan View Estates
2. Applicant: Whipple Consulting Engineers, Inc
3. Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA 99206 Phone: (509) 893-2617  
Agent or Primary Contact: Todd R. Whipple, P.E.  
Address: 21 S. Pines Rd  
City/State/Zip: Spokane Valley, WA 99206 Phone: 509.893.2617  
Location of Project: 5708 S Meadow Lane Road, Spokane, WA 99224  
Address: 5708 S MEADOW LN, Spokane, WA 99224  
Section: 6 Quarter:    Township: 24N Range: 43E  
Tax Parcel Number(s) 34061.0036, 31061.0038, 34061.0045, 34061.0050, 34064.0031, 34064.0041, 34064.0046
4. Date checklist prepared: November 4, 2020
5. Agency requesting checklist: City of Spokane
6. Proposed timing or schedule (including phasing, if applicable): Project to begin construction in Spring to Summer of 2021 with first occupancy in the Spring to Summer of 2022.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None Known at this time.  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. None at this time.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Geohazard Evaluation, Cultural Resource Study, SEPA Checklist, Traffic Impact Analysis, Geotech Analysis, Concept Storm Drainage Report
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. There are other long plat proposals moving forward such as the Meadowlane Greens 36 lot long plat south of and adjacent to this project.
10. List any government approvals or permits that will be needed for your proposal, if known.

**Preliminary Plat, Final Plat, SEPA Checklist, Building Permits, Water Plans, Sewer Plans, Storm Drainage Plans, Street Plans, UIC Registration, Street Permit, Utility Permit, Street Tree Plan, Street Closure Permit, Grading permit, and Clean Air Permit, other permits that may be discovered as a part of this project.**

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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. \_\_\_\_\_

**Qualchan View Estates Preliminary Plat proposes to develop approximately 57.66 ac +/- site into 160 residential lots, with public streets and utilities. Lots range in size from 4,449 sf to 88,820 sf with lots averaging 7,474.82 sf.**

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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 application related to this checklist. \_\_\_\_\_

**The project is located at 5708 S Meadow Lane Rd near the intersection of E Meadow Lane Rd and S Meadow Lane Rd. The project lays within section 06 of T 24 N, R 43 E WM and includes the lots noted earlier. The site is within the City of Spokane.**

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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 project is located within the City of Spokane city limits, the ASA, and the General Sewer service area and the Priority Sewer Service Area.**

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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). \_\_\_\_\_

**This proposal will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rate will be appropriate for the design option chosen. At this time the volume is unknown, however, a concept Drainage Design Report will be prepared and included as a part of this application, please review that document for additional information related to runoff and discharge values. Because the system will follow the SRSM there will be a dead storage component of 0.5-ft to 1.0-ft. All stormwater swales are intended to treat and discharge the 25-year storm, for conservatism the swales on this site will be sized to store the 50 to 100-year storm, depending upon location. In event that a fire whether structure or other should occur, the ponds will be adequately sized to contain the runoff from a response to a normal structure fire of 2 hours or less duration. This will limit direct discharge of items used in the home as well as firefighting activities. The Dead Storage is the treatment volume that is intended to infiltrate through the treatment soil component within 72 hours.**

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

**No above ground or below ground storage tanks are proposed for this project. After development, it would be expected that household volumes of these types of chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. During construction, no chemicals will be stored on site.** \_\_\_\_\_

(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. \_\_\_\_\_

**Applicable BMP's will be used during construction to contain any leaks or spills if they occur from vehicle refueling and oiling operations. After development, small household leaks or spills will be adequately handled prior to leaving the hard surface areas.** \_\_\_\_\_

(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? \_\_\_\_\_

**There will be household chemicals stored on-site, spills associated with household volumes will be handled on-site by the responsible resident. It should be expected that residents of this proposal will maintain their properties and chemicals in the same manner and is normal and customary for suburban lifestyles.** \_\_\_\_\_

b. Stormwater

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

**Not known at this time, a review of the WDOE Well Report Viewer did not determine depths on site to ground water or bedrock.**

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

**Yes, stormwater will be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time.**

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

a. General description of the site (check one):

Flat    Rolling    Hilly    Steep slopes    Mountainous

Other: \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)? **90% +/-** \_\_\_\_\_

- 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 agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. \_\_\_\_\_  
**2043 Klickson-Speigle complex, mass wasted, 2054 Speigle-Rubble land-Rock outcrop complex, 3122 Marble loamy sand, 3131 Phoebe ashy sandy loam** \_\_\_\_\_
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. \_\_\_\_\_  
**There are no visible signs or history of unstable soils on site.** \_\_\_\_\_
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill: \_\_\_\_\_  
**As an urban development it should be assumed that most parts of the site that are intended to be developed will be graded. The proposed grading will be for the construction and installation of project streets, utilities and building pads. It should be expected that all site organics (trees, shrubs, grasses and weeds will be removed. Although exact quantities are unknown, at this time we would anticipate the movement of approximately 100,000 to 150,000 cubic yards of material will be disturbed on site. Bedding material, or other necessary materials may be required on site such as pipe bedding, concrete for curbs and walks and asphalt for paving operations. In order to develop this site it should be expected that 10,000 to 20,000 cubic yards of import for these activities should be expected over the duration of the project. Additionally, should any import or export of grading materials be required it shall be from/to a preapproved source/destination and coordinated with the City of Spokane.** \_\_\_\_\_
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. \_\_\_\_\_  
**Some minor localized erosion from wind and rain may occur during construction but would be mitigated through the use of appropriate BMPs. No erosion would be expected from the graded and completed areas of the site as surfaces will be stabilized by paving, concrete, building, and landscaping.** \_\_\_\_\_

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

**Approximately 30% to 40% of the portions of the site that are intended to be developed would be covered with impervious surfaces. On the remaining portions of the site, 0% would be covered with impervious surfaces.** \_\_\_\_\_

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

**Erosion will be reduced and controlled through the use of appropriate BMPs during construction and stabilization of disturbed soils by paving, concrete, buildings, and landscaping following construction.**

## 2. Air

a. What type of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. \_\_\_\_\_

**During construction some fugitive dust should be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs. Additionally, there will be exhaust fumes from construction equipment, etc. during phased construction activities. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, homeowner vehicles and personal entertainment activities such as barbecuing. Other instances would be consistent with the normal and customary practices of residents within an urban subdivision.** \_\_\_\_\_  
\_\_\_\_\_

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **None known at this time.** \_\_\_\_\_

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

**All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements. Future tenants may require additional review through SRCAA depending on future construction on land disturbing action.** \_\_\_\_\_

3. Water

a. SURFACE WATER:

(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. \_\_\_\_\_

**There are no surface waters on the site. There are two DNR mapped streams on the site, one type N and one type U. Latah Creek lies across US195.** \_\_\_\_\_

(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 within 200 feet of any surface waters.** \_\_\_\_\_

(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. \_\_\_\_\_

**No fill or dredge material is proposed to be placed in, or removed from, any surface waters.** \_\_\_\_\_

(4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. \_\_\_\_\_

**The proposal will not require any on site surface water withdrawals or diversions.** \_\_\_\_\_

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

**It does not appear that there is a flood plain on the proposed project location.** \_\_\_\_\_

(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 waste materials will be discharged to surface waters as the site will be connected to public sewer.** \_\_\_\_\_

\_\_\_\_\_



b. GROUNDWATER:

(1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. \_\_\_\_\_

**No groundwater will be withdrawn from this site, all potable water used will be provided by the local purveyor per their existing water right. The project's stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSW). A project specific storm drainage report will be provided when the project site is in the design process. A concept water design report has been prepared for this preliminary plat application. The well on site has already been abandoned per DOE standards.** \_\_\_\_\_

(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 water will be discharged via septic or other onsite systems. The subject site is in the City of Spokane utility service area and will be served by public sewer. A concept sewer system report has been prepared as a part of this application.** \_\_\_\_\_

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 source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways, lawns open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, galleries, etc. All generated storm waters are expected to be retained and discharged on site. A concept storm drainage report with quantities and rates has been prepared as a part of this application.** \_\_\_\_\_

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

**No, as stormwater is required to be treated per the SRSM. All future runoff will be treated in the catchment areas before infiltrating through the treatment soil and into the native soil.** \_\_\_\_\_

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. \_\_\_\_\_

**Generally, no, however, on site local basin areas may be modified based on future street location and slope, while the overall drainage area and discharge locations remain the same. As the proposed project adds streets, sidewalks and homes to a surface of land, drainage above the project may discharge onto the project site. The conveyance of offsite storm water is generally designed to either be captured into the project catchments and be disposed underground or be allowed to continue to flow through the project as in the predevelopment condition. Overall, drainage patterns are not expected to be altered** \_\_\_\_\_

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

**As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during the**

design and approval process with the City of Spokane and any other affected agencies. A concept storm drainage report has been prepared as a part of this application.

**4. Plants**

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

Deciduous tree:  alder  maple  aspen

Other: Scrub Oak or other scrub shrubs

Evergreen tree:  fir  cedar  pine

Other: Ponderosa Pine

Shrubs  Grass  Pasture  Crop or grain

Orchards, vineyards or other permanent crops

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? \_\_\_\_\_

**It should be expected that most existing trees and shrubs will be removed from the portions of the site that are intended to be developed. Vegetation would remain in the areas that remain undeveloped.**

c. List threatened and endangered species known to be on or near the site. \_\_\_\_\_

**At the present time, there are no known noxious weeds on the site. A review of the USFW endangered species website did not reveal any critical habitat. There are 21 animal species and 10 plant species listed in Washington, of these, none are found on site, however, the following have habitat that covers this region; Yellow-billed Cuckoo and Spaldings Catchfly.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: \_\_\_\_\_

**Drainage areas will be vegetated per standards to provide treatment and street trees are required.**

e. List all noxious weeds and invasive species known to be on or near the site. \_\_\_\_\_

**There are no known noxious or invasive species on the project site at this time.**

## 5. Animals

a. Check and List any birds and other 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: \_\_\_\_\_

Other (*not* listed in above categories): \_\_\_\_\_

\_\_\_\_\_

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

**There are no known or endangered animal species on site. A review of the USFW endangered species website did not reveal any critical habitat, there are 21 animal species and 10 plant species listed in Washington of these, none are found on site, however, the following have habitat that covers this region; Yellow-billed Cuckoo and Spaldings Catchfly.**

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

**Spokane County is within the Pacific Flyway for waterfowl. An online review of the County PDF available maps did not list or show any, therefore no migration route is anticipated to utilize the project site.**

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

**As this will be a highly urbanized development inside the Urban Growth Boundary, no preservation or enhancement will be provided.**

- e. List any invasive animal species known to be on or near the site. \_\_\_\_\_

**There are no known invasive animal species onsite.** \_\_\_\_\_

## 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 be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.** \_\_\_\_\_

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

**The homes will be 35' max height, or as allowed by code, which should not affect the collection of solar energy.** \_\_\_\_\_

- 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: \_\_\_\_\_

**At this time none are proposed beyond those required by current city, state, county, and national 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. \_

**As this is a residential development there should be no exposure to toxic chemicals, however, as a new subdivision, fire threats change from a wildfire or wildlands fire to structure fires when developed and built.**

- (1) Describe any known or possible contamination at the site from present or past uses. \_\_\_\_\_

**There are no known contaminations on site from present or past uses.** \_\_\_\_\_

- (2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. \_\_\_\_\_

**There are no known existing conditions of hazardous/toxic/flammable chemicals on the project site or in close proximity to this proposal**

- (3) Describe any toxic or hazardous chemicals/conditions that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. \_\_\_\_\_

**During construction, no hazardous chemicals or conditions are anticipated to be stored or used on site other than fuel and oils for construction vehicles. With the completion of construction, the residential development should be expected to contain household volumes of cleaners and other household chemicals that will be stored in the residential homes, consistent with what would be expected of other existing and proposed residential developments.**

- (4) Describe special emergency services that might be required. \_\_\_\_\_

**No special emergency services are expected to be required other than those contemplated for residential development as a part of the City's Comprehensive plan.**

- (5) Proposed measures to reduce or control environmental health hazards, if any:

**During construction contractors are anticipated to follow all local, state, and federal regulations regarding the handling and storage of any hazardous and toxic chemicals used on site.**

b. NOISE:

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

**Traffic noises on US195 may affect the 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. \_\_\_\_\_

**In the short term, noises from construction equipment for both land disturbing and building construction should be expected. Long term noises would be typical traffic and subdivision resident noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours or as allowed by code.**

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(3) Proposed measure to reduce or control noise impacts, if any: \_\_\_\_\_

**None, other than that construction may be restricted to daylight hours or as allowed by code.**

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#### 8. Land and shoreline use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. \_\_\_\_\_

**The site is currently vacant. Adjacent to the southeast is a church. Aside from the church, the site is surrounded by single family subdivisions similar to the proposed project.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? \_\_\_\_\_

**Within recent memory this site has not been used as working farmlands or working forest lands.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: \_\_\_\_\_

**The proposed project is not anticipated to be affected by surrounding working farms or timber harvesting activities.**

c. Describe any structures on the site. \_\_\_\_\_

**There are no structures found on site.**

d. Will any structures be demolished? If so, which? \_\_\_\_\_

**No, there are no structures found on site to be demolished.**

e. What is the current zoning classification of the site? **Single Family Residential (SFR) 4-10**

f. What is the current comprehensive plan designation of the site? **Residential Single Family**

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

**A review of the City's critical area's map and the Map Spokane website do not designate a shoreline buffer within this site.**

h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. \_\_\_\_

**No, no part of this site has been classified as a critical area.**

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

**Approximately 320 persons may reside in the completed project.**

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

**No persons would be displaced.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **As no displacement impacts are expected, there are no proposed measures to reduce the impact of displacement.**



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

**The proposed development is a 160-lot subdivision, it is consistent with City Zoning Code and the City of Spokane Comprehensive Plan as well as consistent with development patterns in this area of the City of Spokane. The site is surrounded by similar subdivisions. Additional measures would be associated with obtaining approval through the City of Spokane and other affected agencies according to expectations associated with urban type development within the Urban Growth Area.** \_\_\_\_\_

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: \_\_\_\_\_

**Currently, there are no known nearby agricultural or forest lands with any long-term commercial significance..** \_\_\_\_\_

## 9. Housing

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

**Approximately 160 residential lots will be provided and are anticipated to be middle-income housing.** \_\_\_\_\_

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

**No housing units would be eliminated.** \_\_\_\_\_

Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_

**At this time, as no specific housing impacts are expected nor anticipated, no measures are proposed to mitigate that impact.** \_\_\_\_\_

## 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? \_\_\_\_\_

**Maximum height as allowed by code, 35'. Exteriors may be one of the following or a combination; wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles or metal roofing, those materials common to house construction within the Spokane Region.**

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

**The redevelopment of this site will alter the views of the single-family homes and church within this vicinity as the land will change from a treed vacant land to a subdivision to facilitate the development of this project. Generally, views will be changed from a view of hills and ponderosa pines to a housing development with roof tops and replacement vegetation such as street trees, landscaping trees or other trees or shrubs as the residents choose to plant.**

Proposed measures to reduce or control aesthetic impacts, if any: \_\_\_\_\_

**Street trees, lawn and yard trees will be planted, some may be evergreen type trees, but most should be expected to be deciduous shade type trees. Additionally, irrigated lawns, flower and garden beds and shrubs of varying sizes will replace the current view. In the long term, this subdivision will be consistent with land development and residential projects within the urban growth area. In addition, an attempt will be made to leave trees in the areas of the site that are not proposed to be developed.**

## 11. Light and Glare

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

**The subject site will be illuminated at night as allowed by City of Spokane Zoning codes and standards. It should be expected that street lights will be added to illuminate future intersections as well as additional porch and driveway lights.** \_\_\_\_\_

Could light or glare from the finished project be a safety hazard or interfere with views? \_\_\_\_\_

**We would not expect that the light or illumination provided by the finished project to be a safety hazard, rather it would enhance safety within the subdivision and along the routes in the area. All street lights will be down cast and shielded and residential type porch lights or other lights should not interfere with territorial view from upslope properties.** \_\_\_\_\_

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

**There are no known off-site sources of light or glare that may affect the proposed project.** \_\_\_\_\_

Proposed measures to reduce or control light and glare impacts, if any: \_\_\_\_\_

**As no impacts are anticipated, no mitigation measures are proposed at this time.** \_\_\_\_\_

## 12. Recreation

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

**Within the immediate vicinity is the Creek at Qualchan Golf Course, Fish Lake Trail, Qualchan Hills Park, High Drive Park, Hangman Park Conservation Area, Wentel Park, Latah Creek Conservation Area and Campion Park. Most of these areas are informal opportunities without organized play areas. It should be noted that the Eagle Ridge community has numerous parks, however, these are private and would not be accessible to this proposal.** \_\_\_\_\_

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

**The proposal would not displace any existing recreational uses.** \_\_\_\_\_

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

**At this time there are no measures or controls proposed to mitigate the added population from this proposal within this general geographic area.** \_\_\_\_\_

### 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the sited that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. \_\_\_\_\_

**As discussed earlier, there are no buildings or structures onsite. No other properties or structures in the immediate vicinity are listed on WISAARD of the City's website as eligible for national, state or local preservation registers.**

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. \_\_\_\_\_

**There are no known landmarks or features located on the project site found on the WISAARD site.**

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. \_\_\_\_\_

**As noted, the usual and customary way of beginning an evaluation is to review the DAHP WISAARD web site as well as that provided on the City of Spokane updated web map. As a part of the project it should be expected that we will request an inadvertent discovery plan be conditioned. This plan shall be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area and the City and owner will be notified.**

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required \_\_\_\_\_

**An inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area and the City and owner will be notified.**

#### 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. \_\_\_\_\_  
**The proposal is west of S. Meadow Lane Road. The project site lies between and is connected to Bolan Ave. and Talon Dr. It also connects to Summerwood St. Please see the Trip Generation Letter for more information related to this proposal.** \_\_\_\_\_
- b. Is site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop \_\_\_\_\_  
**No, the nearest stop is STA Route 43 near the intersection of 37<sup>th</sup> Avenue & Grand located 5.6 miles away.** \_\_\_\_\_
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? \_\_\_\_\_  
**The completed project will have 2 spaces in each garage and 2 off street spaces per unit, plus guest street parking, therefore a minimum of 640 +/- parking spaces will be provided. No parking spaces would be eliminated.** \_\_\_\_\_
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). \_\_\_\_\_  
**With the exception that the plat in and of itself will require new roads, no new roads or improvements to existing roads will be needed to accommodate this project. However, as the traffic study process is not complete, it should be expected that some form of transportation mitigation would be expected, whether that is via impact fees or constructed elements to other existing roads within and adjacent to the proposed plat, this would include frontage improvements.** \_\_\_\_\_
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. \_\_\_\_\_  
**The project will not occur within the immediate vicinity of nor use Water, Rail, or Air transportation.** \_\_\_\_\_

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? \_\_\_\_\_

**A Trip Generation and Distribution Letter has been prepared for this project and is included in this application. It should be anticipated that this project will generate 119 AM peak hour Trips, 159 PM peak hour Trips, and 1,511 Average daily trips to/from the project.**

*(Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).)*

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, general describe. \_\_\_\_\_

**The trips from the proposed project are not anticipated to affect the movement of agricultural and forest products.**

- h. Proposed measures to reduce or control transportation impacts, if any: \_\_\_\_\_

**A traffic impact analysis has been not been completed nor fully scoped at the time of this writing. It should be expected that the Trip Generation and Distribution letter may be expanded into a traffic study to review the SR-195 corridor and commuting options to and from the City of Spokane. While the results of that analysis are not complete, based on previous studies in the area, the two areas of concern may most likely be the ramp metering at the SR-90 and SR-195 interchange and also ways to connect back to City streets to reduce commuting using the WSDOT State Routes to downtown. We would assume that some form of traffic impact mitigation would include traffic impact fees and/or some other form of constructive element including frontage improvements.**

**15. Public services**

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. \_\_\_\_\_

**At this time and as an infill project we do not believe that this project will negatively impact these services below an acceptable level nor beyond the services ability to self-regulate per the comprehensive plan.**

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

**No measures are proposed at this time.**

**16. Utilities**

- a. Check utilities currently available at the site:

electricity

natural gas

water

refuse service

telephone

sanitary sewer (Gravity Sewer to Lift Station, and Force main to public 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: \_\_\_\_\_

**Water – City of Spokane is the provider**

**Sewer – City of Spokane is the provider**

**Gas and Power will be provided by Avista.**

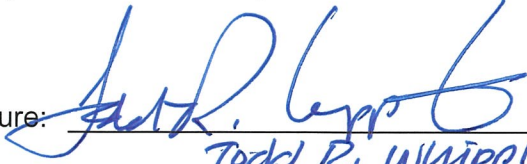
**Communications (cable and phone) will be provided by Comcast and/or Century Link.**

**Garbage collection will be provided by the City of Spokane**

**C. SIGNATURE**

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of Non-significance that it might issue in reliance upon this checklist.

Date: 11/14/2020

Signature:   
Todd R. Whipple

**Please Print or Type:**

Proponent: WCE

Address: 21 S. Piner Rd

Phone: 509-893-2617

Spokane Valley, WA  
99206

Person completing form (if different from proponent): \_\_\_\_\_

Phone: \_\_\_\_\_ Address: \_\_\_\_\_

**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 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.