

RECEIVED

Environmental Checklist

AUG 09 2004

File No. Z 2004-55-PP

PLANNING SERVICES

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

Use of checklist for nonproject proposals:

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

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

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

A. BACKGROUND

1. Name of proposed project, if applicable: TALON RIDGE
2. Name of applicant: TJ LANDCO LLC / TOD LASLEY
3. Address and phone number of applicant or contact person: 12005 N. FAIRWOOD DRIVE SPOKANE WA 99218
4. Date checklist prepared: 5-3-04
5. Agency requesting checklist: CITY OF SPOKANE DIVISION OF PLANNING
6. Proposed timing or schedule (including phasing, if applicable):
START PROJECT MID TO LATE SUMMER 2005
~~PHASING WILL BE MARKET DRIVEN~~
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. NO
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. NO
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. CONCEPTUAL DRAINAGE REPORT
GEOTECHNICAL 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. EAGLE RIDGE 4TH ADDITION + 2ND PHASE OF EAGLE VALLEY
THESE PROJECTS HAVE BEEN INCLUDED IN ALL OF THE DOCUMENTS SUBMITTED IN THIS APPLICATION
10. List any government approvals or permits that will be needed for your proposal, if known. PRELIMINARY PIAT APPROVAL. OTHER NECESSARY APPROVALS AND PERMITS INCLUDE APPROVAL OF ALL ENGINEERING PLANS AND MISCELLANEOUS BUILDING & CONSTRUCTION PERMITS

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.

THE SITE CONSISTS OF 24 ACRES +/- AND WILL INCLUDE 22 SINGLE FAMILY LOTS

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 LOCATION OF THE SITE IS WEST OF THE EAGLE VALLEY SUBDIVISION & NORTH OF THE EAGLE RIDGE FOURTH ADDITION (BK. 29 PGS. 20-21) SEC. 6 T. 24N. R. 43E

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 DOES NOT LIE WITHIN THE ASA AND IS SERVED BY CITY WATER & SEWER

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).

THE PROJECT WILL DISPOSE OF STORMWATER VIA DRY WELLS PER CITY OF SPOKANE STORMWATER GUIDELINES - A COPY OF THE CONCEPTUAL DRAINAGE PLAN HAS BEEN SUBMITTED

(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 CHEMICALS WILL BE STORED ON SITE. HOUSEHOLDS MAY USE LAWN CHEMICALS

- (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.

THERE WILL BE NO CHEMICALS STORED ON SITE.

- (4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?

NO

b. Stormwater

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

TEST PITS WERE DUG TO 14' OF DEPTH AND THERE IS NO INDICATION OF EITHER GROUND WATER OR BED ROCK

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

STORM WATER WILL BE COLLECTED AND DISCHARGED INTO THE GROUND VIA DRY WELLS. PONDING AREAS (208 SWALE) WILL BE USED PRIOR TO INFILTRATION OF STORM WATER VIA DRY WELLS TO AVOID ANY POTENTIAL IMPACTS

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountains, other. THE SITE HAS SLOPES OF APPROXIMATELY 10% TO 40% AVERAGING ABOUT 18%

- b. What is the steepest slope on the site (approximate percent slope)? 40%

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. SAND (Silty)
SITE SOILS ARE IN THE MARBLE AND
SPRINGDALE GROUP

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. PLEASE REFER TO
THE GED-HAZARD REPORT PREPARED BY CUMMINGS
GEOTECHNOLOGY ON DECEMBER 17, 2003

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
NOT KNOWN AT THIS TIME

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
REMOVAL OF VEGETATION AND SURFACE GRADING
COULD RESULT IN SEDIMENT LADEN STORM RUNOFF

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? LESS THAN 30%

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: IF NECESSARY TEMPORARY
EROSION CONTROL WILL BE INSTITUTED DURING
CONSTRUCTION TO ENSURE THAT RUNOFF IS CONTAINED
ON-SITE.

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. DUST AND EXHAUST FROM EQUIPMENT CAUSED BY
NORMAL CONSTRUCTION PRACTICES. NORMAL EXHAUST
FROM AUTOMOBILES AFTER CONSTRUCTION

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NONE KNOWN

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

NO WOOD BURNING FIRE PLACES OR STOVES WILL BE INSTALLED IN HOMES. HOWEVER OWNERS MAY INSTALL FIREPLACES AFTER HOMES HAVE BEEN SOLD TO THEM BY THE BUILDER. ROADS WILL BE BUILT TO CITY STANDARDS TO

3. Water ELIMINATE DUST & TRAFFIC BACK UPS AND AUTO EMISSIONS

- 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.

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.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

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

NO

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

NO

b. GROUND:

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

NO

- (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.

Runoff will be collected by street gutters & deposited into ponding areas (20% swale) for treatment and disposal of runoff via drywells

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

Small quantities of automotive related chemicals, and lawn maintenance products, could enter stormwater flow, but would be treated in swales and would not discharge off-site

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

USE OF 20% SWALES & DRYWELLS

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

X _____ Grass

X _____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*
other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? GRASS FOR ROAD & Utility Improvements

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: TREES AND OTHER ORNAMENTAL LANDSCAPING
WILL BE ADDED BY HOMEOWNERS WHICH WILL
PROMOTE Songbird Habitat

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: deer, 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:

LANDSCAPING ADDED BY HOMEOWNERS

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~~ Homes will be constructed with ELECTRIC AND/OR GAS FURNACES. NO WOOD STOVES will BE USED IN THE CONSTRUCTION OF NEW HOMES

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

NO

- 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:

HOMES will BE Constructed to City of Spokane / Spokane County Energy STANDARDS.

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.

NONE KNOWN

(1) Describe special emergency services that might be required.

NONE REQUIRED SPECIFIC TO ENVIRONMENTAL HAZARDS

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

N/A

b. NOISE:

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

TRAFFIC NOISE FROM NEAR BY NEIGHBORHOODS.

(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.

SHORT TERM - NOISE FROM NORMAL CONSTRUCTION PRACTICES. LONG TERM - TRAFFIC FROM HOMEOWNERS

ALL CONSTRUCTION WILL BE PREFORMED DURING DAYLIGHT HOURS

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

PROJECT DOESN'T REQUIRE ANY SPECIAL MEASURE. CONSTRUCTION WILL BE CONDUCTED DURING DAYLIGHT HOURS

8. Land and shoreline use

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

CURRENT USE - PASTURE FOR HORSES (VACANTS)
ADJACENT PROPERTIES - NORTH: VACANT LAND
SOUTH - HOUSING DEVELOPMENT SINGLE FAMILY - SAME FOR EAST & WEST

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

PASTURELAND FOR HORSES

- c. Describe any structures on the site. NONE 1 HOME IN THE NORTH WEST CORNER OF THE PROPERTY
- d. Will any structures be demolished? If so, which? NONE
- e. What is the current zoning classification of the site? R-1
- f. What is the current comprehensive plan designation of the site? R-4-10
- g. If applicable, what is the current shoreline master program designation of the site? N/A
- h. Has any part of the site been classified as a critical area? If so, specify. SLOPES ARE ADDRESS IN REPORT PREPARED BY CUMMINGS GRED TECHNOLOGY
- i. Approximately how many people would reside or work in the completed project?
RESIDE 22 HOMES X 2.3 PEOPLE = 50%
- j. Approximately how many people would the completed project displace? NONE
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: THE PROPOSED DENSITY FALLS WITHIN THE GUIDELINES

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle or low-income housing. _____
~~22~~ ~~High Income~~
22 units Upper middle to High Income
- b. Approximately how many units, if any, would be eliminated?
Indicate whether high-, middle- or low-income housing. _____
~~22~~ NONE Eliminated
- c. Proposed measures to reduce or control housing impacts, if any: N/A

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? STRUCTURES/HOMES WILL NOT EXCEED City of Spokane height requirements
HOMES EXTERIORS WILL CONSIST OF SIDING MADE OF WOOD OR WOOD SUBSTITUTES. MASONRY ACCENT IS POSSIBLE ON HOME FRONTS - STANDARD ROOFING materials
- b. What views in the immediate vicinity would be altered or obstructed? ~~NONE~~ VIEWS OF THE PASTURE/VACANT LAND WILL BE REPLACED WITH RESIDENCES
- c. Proposed measures to reduce or control aesthetic impacts, if any: NO STRUCTURES WILL BE CONSTRUCTED OVER THE ALLOWABLE HEIGHT RESTRICTIONS ALLOWED WITHIN THE CURRENT ZONING. ~~FRONT~~ RESIDENCES WILL BE LANDSCAPED

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? HOUSEHOLD LIGHTING AND VEHICLE HEADLIGHTS - DARK HOURS

- b. Could light or glare from the finished project be a safety hazard or interfere with views? NOT LIKELY
- c. What existing off-site sources of light or glare may affect your proposal? NONE KNOWN
- d. Proposed measures to reduce or control light and glare impacts, if any:
RESIDENTIAL SCALE LIGHTING WILL BE USED

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? 3 GOLF COURSES WITHIN 15 MINUTES OF THE SITE. SPOKANE RIVER + RIVER FRONT PARK ARE JUST A FEW MILES AWAY
- b. Would the proposed project displace any existing recreational uses? If so, describe. NO
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
EACH LOT WILL HAVE LARGE YARDS TO RECREATE.

13. Historic and cultural preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe. NO
- 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: _____
N/A

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. So Summerwoods Street, Meadow Lane, Eagle Ridge Blvd., Hwy 195, and soon Cedar Road
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? NO, 2 to 3 miles
- c. How many parking spaces would the completed project have? How many would the project eliminate? RESIDENTIAL Parking in Driveways & Garages, NO SPACES WERE BEING 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). NEW PUBLIC ROADS WILL BE CONSTRUCTED
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. SPOKANE INTERNATIONAL AIRPORT
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. 220 TRIPS PER DAY AT COMPLETION WITH PEAKS OCCURRING DURING AM & PM RUSH HOUR.
- (Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)
- g. Proposed measures to reduce or control transportation impacts, if any: Contribute to WSDOT mitigation OF \$32.00 PER LOT

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. THE INCREASE IN SERVICES WOULD BE THOSE ASSOCIATED WITH AN INCREASE OF POPULATION TO THAT AREA
- b. Proposed measures to reduce or control direct impacts on public services, if any: GENERATION OF INCREASED PROPERTY TAXES TO PAY FOR INCREASED 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 CIRCLED ABOVE WILL BE EXTENDED THROUGHOUT THE PROJECT

C. SIGNATURE

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

Date: 6-1-04 Signature: *Tom J. Lurley*

Please Print or Type:

Proponent: TJ LANDCOLL Address: 12005 N. FAIRWOOD DR.

Phone: 464-3911 SPOKANE WA 99218

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

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

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?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

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?

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

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?

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

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

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

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

C. SIGNATURE

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

Date: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____

Person completing form (if different from proponent): _____

_____ Address: _____

Phone: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: STEVE HAYNES

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 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.

