

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

WCE Job No. 22-3345

File No. _____

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:** Red Band Short Plat
2. **Applicant:** Whipple Consulting Engineers, Inc. C/O Todd R Whipple, P.E.
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
3. **Agent or Primary Contact:** Whipple Consulting Engineers, Inc. C/O Todd R Whipple, P.E.
Address: 21 S. Pines Road
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
4. **Location of Project:**
Address: 1620 N River Ridge Boulevard
Section: 11 Quarter: SW Township: 25N Range: 42E
Tax Parcel Number(s): 25116.0077
5. Date checklist prepared: March 24, 2023
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):
Construction is anticipated to begin fall of 2023 to spring of 2024, this project will be phased, future phasing plans are as of yet unknown and will be market-driven.
8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:
There are no plans for future additions or expansions at this time.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:
Yes, the developer is a partner in the existing Fort Wright Apartments.
9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
Environmental information that has been or will be prepared for this project include a previous SEPA checklist with a DNS dated 11-24-2021, a geotechnical evaluation for the previous SEPA, a Cultural Resource Study, Geohazard Evaluation (while not required, it may be part of the geotechnical evaluation as no erodible soils are found on site), this SEPA Checklist, Trip

Generation and Distribution Letter, SWPPP NOI and NOT, Clean Air Permit and a full Site Geotechnical Evaluation and Level 1 Site Analysis.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:

Yes, Phase 1 construction acceptance and certificate of occupancy is pending for Phase 1 construction, which is for a 48-unit apartment complex and parking lot. Phase 2 building permits if not submitted at this point will be submitted prior to any work on the remainder of the proposed short plat.

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

A SEPA Checklist, Building Permits, Water Plans, Sewer Plans, Storm Drainage Plans, Utility Permit, and Clean Air Permit, Grading Permit, Street Obstruction Permits, etc...

12. 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.

This short plat proposes to divide 13.05 acres into 7 leasable/saleable lots containing eighteen total buildings comprised of apartment buildings and townhomes within the CB-55 and RHD-35 zones in the City of Spokane. Phase 1 is under construction on future lot 1 which will be followed by Phase 2 immediately upon acceptance for Occupancy, which should be in the Winter of 2022/Spring 2023, but after short plat approval and lot creation.

13. 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.

This project is located on 1620 N. River Ridge Boulevard in Spokane, Washington, approximately 0.2 miles east of the Government Way and Whistalks Way intersection. It is a long and yet fairly narrow site that then runs east of the River Ridge Blvd and Whistalks Way intersection another 0.4 miles to a point across the street from SFCC Math, Engineering and Technology building. The project is located in Section 11, Township 25 North, Range 42 East, W.M. and is located on Spokane County Parcel No. 25116.0077, Please see the attached short plat for more information.

14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Yes No
- The General Sewer Service Area? Yes No
- The Priority Sewer Service Area? Yes No
- The City of Spokane? Yes No

15. 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, laying in the high susceptibility area, 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. Because the system will follow the SRSM there will be dead storage component of 0.5' or more in each swale or pond area that should limit direct discharge of items used in the home as well as firefighting activities.

(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 storage tanks are proposed. During construction, no chemicals will be stored on site. After development it would be expected that household-sized chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. These containers might include fertilizer and weed abatement chemicals, paint and assorted solvents, or other chemicals typical of an apartment complex/residential living.

- (3) What protective measures will be taken to ensure 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.

With the development, no commercial volumes of chemicals are expected to be stored onsite. During construction, refueling and oiling operations for construction equipment will occur. The contractor and owner will maintain strict spill and remediation protocols. After development, only household-sized volumes of chemicals are expected to be used and all spills will be cleaned up in keeping with the limited amount spilled; therefore, no protective measures are proposed.

- (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, while there could be household-sized chemicals stored on-site by individuals or apartment staff, spills associated with household volumes will be handled on-site by the responsible resident or staff members. Minor spills within the townhomes, apartment buildings or on the parking lots will be maintained generally on impervious surfaces, cleaned up using best management practices with clean up materials disposed appropriately.

b. Stormwater

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

Based on nearby well logs, the depth to groundwater is approximately 150 to 180 feet. Due to the terrain and relatively few nearby wells, depth to groundwater may vary.

- (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: Steep slopes to the east of the site, primarily constructed slopes across site.

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

The steepest slope on the site is approximately 30 percent, particularly on the east side of the site.

- 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.

According to the USDA web soil survey the following soils are on site:

3140—Springdale gravelly ashy coarse sandy loam, 0 to 8 percent slopes

7170—Urban Land-Springdale, disturbed complex, mass wasted, 0 to 3 percent slopes

7172—Urban Land-Springdale, disturbed complex, 8 to 15 percent slopes

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

There are no surface indications or history of unstable soils in the immediate vicinity, however the site is bounded to the south by a large cut slope that was once part of an active mining activity where the River Run subdivision is now located. Prior to or during the design phase, geotechnical investigations to determine allowable setbacks to the slope edge will be conducted. While the slope is stable, setbacks as determined by the Geotechnical Engineer will be adhered to during final design and construction.

- 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.

Proposed grading will be for the street, parking lots, storm facilities and building pads. The grading would involve removal of organics, preparation of street subgrade, installation of wet and dry utilities and preparation of building pads. This will occur over the entire site. Although quantities are unknown at this time, we would anticipate the movement of approximately 15,000cyd to 25,000cyd of material onsite. This project is not expected to be a net cut or fill project, excess materials, if any, shall be hauled to a preapproved destination and coordinated with the City of Spokane, it is assumed that most of the excess material will be kept on site. Please take note that a separate grading application may be made later as a phase of the noted project and should be considered a part of a consolidated permit process.

- 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 using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping. This site contains erodible soils that are more susceptible to wind and rain. This project will comply with SRSM Erosion and Sediment Control Standards and the SWMMEW.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)?
This project anticipates a maximum of 50 to 60% impervious coverage within the project boundary.
- 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 could be expected, although the intent of the permits would be to control this instance through watering, hydroseeding, or other BMPs per the SWPPP. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction, air emissions may be from appliances such as dryers and gas furnaces, exhaust from lawn maintenance equipment, resident vehicles and personal entertainment activities such as barbecuing similar to those found in the surrounding subdivision.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odor that may affect this proposal.
- 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, therefore, none are proposed other than as noted above.

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.

The site is approximately 600 feet from the Spokane River.

- (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, this project will not require work over, in, or adjacent to surface bodies of water.

- (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 materials are anticipated to be placed in or removed from surface waters or wetlands.

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

This proposal is not anticipated to require any surface water withdrawals or diversions.

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

This proposal does not lie within a 100-year floodplain per the City of Spokane GIS.

- (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 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 as all potable water used will be provided by the local purveyor (City of Spokane) per their existing water right. The project's rate and volume of stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM).

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

No waste will be discharged via septic or other onsite systems. The subject site is in the City of Spokane and will be served by the City of Spokane Public Sewer. On the easterly end of the site is the River Run lift station, a portion of this project, Phases 1 and 2 will discharge to that lift station but will not exceed the capacity of that station. All other phases at this time are anticipated to flow via gravity to the sewer line at or near the discharge point for the noted lift station.

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 residential project will be from the constructed elements of the project including but not limited to residential buildings, streets, sidewalks, driveways, parking lots, 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. It should be expected that pre-developed flows will continue to be discharged in the manner that they exist today.

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

No waste materials will enter ground or surface waters as this project will be connected to public sewer. All stormwater is required to be treated per the SRSM by treating runoff in catchment areas before infiltrating through treatment soil and then into native soils. Any spills, while generally contained on the property, may be contained within project swales and can be easily remediated prior to any discharge below grade this would include material that may be created as a part of fire fighting activities.

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

With development of the site, the existing condition allows some stormwater to sheet flow off the site into the down gradient parcels. After construction, generally, stormwater will be redirected toward catch basins and piped to stormwater facilities. The net result would be a reduction of stormwater runoff offsite. Additionally, there are no known concentrated flows within natural drainage ways through the site that would be altered.

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

The project's proposed connection to public sewer protects against the discharge of waste materials into the underlying soils. The project will be developed following the requirements for stormwater as outlined in the SRSM. An increase in stormwater runoff should be expected due to the conversion of permeable lands to impermeable surfaces created by the development. This increase will be addressed during the design and approval process with the City of Spokane and any other affected agencies to control impacts from the development. 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.

4. Plants

- a. Check the type(s) of vegetation found on the site:

Deciduous trees: alder maple aspen

Other: Deciduous trees not noted above

Evergreen trees: fir cedar pine

Other:

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:

Any other types of vegetation:

Weeds

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

At the present time it would be expected that all onsite vegetation would be removed from the 13.05 +/- acres where required and applicable even if to be replaced by development landscape at the completion of building and infrastructure construction.

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

A review of the City of Spokane and WDFW Fish and Wildlife Map do not reveal any. There are 10 plant species listed in Washington. Of these, none are found on site.

- 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 other plantings will be in keeping with the commercial and residential nature of the site.

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

No noxious weeds or invasive species are known to be on or near the site. However, no extensive inventory of weed species was undertaken. Any noxious weeds will be removed during clearing and grading operations.

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: Big brown bat, Townsend's Big-eared Bat (township mask per PHS)

Fish: bass salmon trout herring shellfish

Other:

Any other animals (not listed in above categories):

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

A review of the WDFW PHS, the City of Spokane GIS Maps and the U.S. Fish and Wildlife IPaC do not reveal any. There are 21 animal species listed in Washington. Of these, none are found

on site; however, the following have habitat that covers this region: yellow-billed cuckoo and bull trout; however, there are no bull trout onsite, and stormwater from this site is not anticipated to affect bull trout habitat. Additionally, the candidate species monarch butterfly has habitat that covers this region.

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

Spokane County is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that the following migratory birds may be found in the vicinity of the site: bald eagle, California gull, Cassin's finch, evening grosbeak, golden eagle, lesser yellowlegs, Lewis's woodpecker, olive-sided flycatcher and Rufous hummingbird. A review of the WDFW PHS map indicates that the following animals and plants may utilize or traverse this parcel: mule deer, northwest white-tailed deer, big brown bat and Townsend's big-eared bat. It should be noted that the following local bat species habitat is obfuscated to a township level and their precise habitat is not currently publicly available: big brown bat, Townsend's big-eared bat and Yuma myotis.

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

As this property is an infill development within the Urban Growth Area, there are currently no proposed measures to preserve or enhance wildlife. Urban wildlife populations such as scavenging birds and mammals will continue to reside within the site, and street trees and other plantings will provide shelter for small animals.

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

There are no known invasive animal species known to be on or near the site.

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 residence for heating, air conditioning and lighting. Additionally, solar, wind, and other sources of power would be available if installed by the property owner. Due to energy code changes, these homes may be all electric or a combination of gas, electric and solar.

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

The buildings will be 55' max height as allowed by code which should not affect solar energy collection by neighboring parcels.

- 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 development does not propose to store large quantities of toxic or flammable chemicals, no non-residential exposure would be expected, and no large-scale health hazards are anticipated to adversely impact the general public.

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

There is no known contamination of the 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.

No measures are proposed to reduce or control environmental health hazards.

- (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 chemicals will be stored on site. After development it would be expected that household-sized chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. These containers might include fertilizer and weed abatement chemicals, paint and assorted solvents, or other chemicals typical of an apartment complex.

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

There are no special emergency services that would be required for this proposal.

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

A SWPPP will be employed and source control BMPs will be utilized during construction to prevent contamination of surface or underground water. Additionally, OSHA standards will be followed to protect the health of workers and the environment.

b. NOISE:

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

Traffic noise has been observed along River Ridge Boulevard and Whistalks Way. Spokane Falls Community College and their athletic facilities are north of the site. Residential noises such as dogs, people, cars, lawn mowing, etc... originate from the subdivision to the south.

(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. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction will be restricted to daylight hours and as allowed by code.

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 current use for this site is being developed as Phase 1 and Phase 2 apartments buildings and associated amenities, the remainder is vacant land. Surrounding properties are the Spokane Falls Community College to the north, multifamily residences to the east, west and northwest, and vacant land and a residential subdivision (River Run) to the south.

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 nonforest use?

The project site has not been used as working farmlands or forest lands in the near past.

- 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:
This site is not adjacent to or near working farm or forest land. No impact is anticipated to or from any forest or farmland.
- c. Describe any structures on the site.
There are currently no structures onsite, however the apartment buildings for Phase 1, which includes two 24-unit buildings have been started and are in various phases of construction.
- d. Will any structures be demolished? If so, which?
No structures will be demolished.
- e. What is the current zoning classification of the site?
The project site is currently split zoned CB-55 and RHD-35.
- f. What is the current comprehensive plan designation of the site?
The project site is currently designated General Commercial and Residential 15+.
- g. If applicable, what is the current shoreline master program designation of the site?
There is no current shoreline master program designation for the project site, the current shoreline program, the 200-foot buffer is approximately 280 feet away and down gradient by over 100 feet.
- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify.
This site is not classified as a critical area by the city or county, excepting the CARA which encompasses most of the City of Spokane.
- i. Approximately how many people would reside or work in the completed project?
Approximately 554 people will reside in the completed project.
- j. Approximately how many people would the completed project displace?
As the site is currently vacant, this project will not displace anyone.
- k. Proposed measures to avoid or reduce displacement impacts, if any:
No impacts are anticipated to displacement, and no measures are proposed.

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

This project will be developed to the standards set in the SMC as well as all other appurtenant City, County or State statues.

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

There are no measures proposed as there are no nearby agricultural or forest lands.

9. Housing

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

This project will provide approximately 208 middle-income residential units.

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

As the land is currently vacant, no units would be eliminated.

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

No measures are proposed to reduce or control housing impacts, as none are anticipated.

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?

The maximum height of the proposed structure will be as allowed by code, 55'. 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 construction within the Spokane Region.

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

Territorial views of the vacant property, the apartment units to the south, and the stadiums to the north will be altered or obstructed with the construction of this project.

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

The project will follow City of Spokane code. Street trees and site landscaping as well as building facade look, color, and texture will be considered.

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 consistent with City of Spokane codes and standards. It should be expected that several streetlights will be added as well as additional porch and parking lot lights, all to residential levels.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
Light generated from the finished project should increase safety in the area, it is not anticipated to become a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Light generated from SFCC parking lots and during soccer or other sports games may affect the completed apartment complex.
- d. Proposed measures to reduce or control light and glare impacts, if any:
No measures are proposed to reduce light and glare impacts at this time.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Nearby designated recreational opportunities include Downriver Park and Riverside State Park. Nearby informal recreational opportunities include Spokane Falls Community College and Spokane Windsong School.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
As the property is currently vacant land, no displacement to existing recreational uses is anticipated.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
As no impacts on recreation are anticipated, no formal measures are proposed, however, the project will create some private open space on site that will, when aggregated be between 0.5 and 1.0 acres in size. This open space will have both passive and active areas for both kids and dogs.

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.

This property is located within the Fort George Wright Historic District. There are no eligible buildings or structures on site.

- 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.

The Fort George Wright Historic District encompasses this 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.

A DAHP WISAARD search was utilized to assess potential impacts to cultural or historic resources. As the site is an extremely disturbed cut fill site, all prior construction activities have displaced any opportunity for cultural resources to be discovered, therefore, as the WISAARD site does not evaluate prior site grading an inadvertent discovery plan is proposed stating that if any artifacts or human remains are discovered, construction will cease and the City of Spokane and the local tribes 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.

Regardless of the significant and prior land disturbing activities that have occurred on site, 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.

N. River Ridge Boulevard and W. Whistalks Way serve the project site. This project will connect to both roads, please see the short plat for more information.

- 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.

The project is located adjacent to STA bus route 20 with a stop at the intersection of Whistalks Way and Randolph Road.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No spaces will be eliminated. This project site is anticipated to provide over 400 standard stalls along with the appropriate handicap stall percentage for a total of over 440 new parking stalls.

- 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).

Frontage improvements such as street trees and sidewalk are anticipated to be made to Whistalks Way, it is anticipated that some minor construction at Whistalks Way and Elliott will be required to connect at that intersection and minor signal modifications will be required. No additional work within the public rights of way at this time are anticipated. Please see the civil plans for planned improvements.

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

This project does not utilize or occur in the immediate vicinity of 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

Per the Trip Generation and Distribution Letter, this project is anticipated to generate approximately 101 AM peak trips, 123 PM Peak trips and up to 1,409 ADT.

- 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.

No, this proposal is not anticipated to affect or be affected by agricultural or forest products on roads or streets in the area.

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

This project anticipates paying transportation impact fees as required by the City of Spokane.

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.

Yes, however, as an infill project we do not believe that this project will negatively impact these services below acceptable levels of service 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 to reduce impact on public services at this time as no significant impact is anticipated.

16. Utilities

- a. Check utilities currently available at the site:

electricity natural gas water refuse service
 telephone sanitary sewer septic system

Other:

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:

Utilities that will be provided by the City of Spokane include water refuse services and sanitary sewer. The Spokane GIS does not identify any sewer service that directly accesses the site.

Avista will provide electricity to the proposed project.

Century Link (Lumen) will provide telephone services to the proposed project.

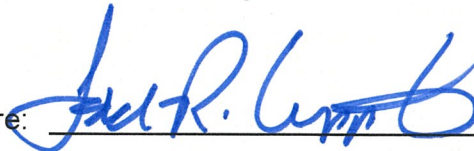
Comcast will provide cable services to the proposed project.

Utilities will require grading and trenching to install water, sewer, cable, and telephone, as well as electrical services if underground electricity is utilized on the project site.

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: 3/24/23

Signature: 

Please Print or Type:

PROJECT PROPONENT:

Name: Whipple Consulting Engineers Address: 21 S. Pines Road
Phone: (509) 893-2617 Spokane Valley, WA 99206

CHECKLIST PERPARER (If different from proponent):

Name: Todd R. Whipple, PE Address: 21 S. Pines Road
Phone: (509) 893-2617 Spokane Valley, WA 99206

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: Staff Name

Based on this staff review of the environmental checklist and other pertinent information, 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.