

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

**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: **Riverview Retirement Group Homes**
2. Applicant: **DCI Engineers**
3. Address: **707 W. 2<sup>nd</sup> Avenue**  
City/State/Zip: **Spokane, WA 99201**  
Phone: **509-227-6914**  
Agent or Primary Contact: **Ryan Berg**  
  
Location of Project:  
Address: **2315 E. Upriver Drive**  
Section: **9** Quarter: **NW of NW** Township: **25N** Range: **43E**  
Tax Parcel Number(s): **35091.2929**
4. Date checklist prepared: **October 5, 2018**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable):  
**SEPA complete in 2018.**  
**Design will occur in the fall and winter 2018.**  
**Construction is anticipated to begin in March 2019.**  
**Construction completion is anticipated to be August 2019.**
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 are anticipated.**  
  
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain.  
**Riverview Retirement Community owns multiple assisted care, memory care and residential properties in the vicinity.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**None known.**
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.  
**None known.**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**City of Spokane Permits: Conditional Use Permit; Building Permit**
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 project includes the construction of three 1-story above grade duplexes. The project also includes a proposed parking lot and associated landscaping. The building sites and parking lot will be constructed north of and outside of the Shoreline Jurisdiction located on the southern portion of the 1.73-acre lot.**
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 2315 E. Upriver Drive in Spokane, Washington at the northeast corner of the intersection of E Upriver Drive and N Stone St.**

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

**The proposed action lies within the City limits of Spokane. The Spokane County ASA map indicates the site is in the "low susceptibility" area. The property is served by the City of Spokane public 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).

**Stormwater from the site will be directed to a bio-infiltration swale(s) for treatment. Treated stormwater will infiltrate into the ground through the swale bottom or via drywells.**

- (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?

**None anticipated.**

- (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.

**Not applicable.**

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

**None anticipated.**

b. Stormwater

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

**A geotechnical report for the site has not been performed and the depth to groundwater and/or bedrock is unknown at this time.**

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

**Yes, stormwater will be discharged into the ground via conventional stormwater disposal methods (i.e. treatment swales, drywells, gravel galleries, etc.).**

## 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)?

**The site is generally flat with a gentle slope from north down to the south with an approximate slope of 3-8%.**

- 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.

**Soils on the site typically consist of urban land-opportunity disturbed complex. This soil type is generally characterized as extremely gravelly loamy coarse sand and is a well-draining soil.**

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

**None are known.**

- 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:

**The project property is 1.73-acres in area. It is anticipated the entire site will be disturbed during construction, except for the southern portion of the site located in the Shoreline Jurisdiction area which will largely remain undisturbed. The existing home located on the south side of the property will be demolished as part of this project. The site grading will be designed to balance on the site to minimize the amount of cut/fill.**

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

**Yes, typical construction related erosion could occur on-site. Erosion control measures (silt fence, inlet protection, etc.) will be implemented throughout the project.**

- 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 site will be impervious after project construction.**

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

**Implementation of an approved erosion control plan during construction including watering and sediment barriers. Sediment and erosion control certified personnel will be required to approve and supervise the work. Long term erosion will be minimal because the site will be covered by impervious areas or landscaped ground cover. Stormwater will be captured and disposed of on the project site.**

### 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.

**The proposed project will likely see temporary air emissions during construction from construction equipment (primarily carbon monoxide). This will be temporary and will not be**

**present at the completion of the project.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.  
**None are known.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:  
**Truck loads and routes will be planned to minimize dust-related impacts and project will avoid prolonged periods of vehicle idling. Additionally, regular maintenance of construction equipment will be required.**

### **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 water bodies located on the project site. The Spokane River is located approximately 100 feet to the south of the project site.**
- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.  
**The project is located adjacent to the Spokane River. The existing home located on the property will be demolished as part of this project. This home is located within the Shoreline Jurisdiction area. Other work inside the Shoreline Jurisdiction area will be minimized to landscaping related activities. A vicinity map has been included for reference.**
- (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 dredged material is required for the project.**
- (4) Will the proposal require surface water withdrawals or diversions? If yes, 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.  
**The southern portion of the project site lies within the 100-year flood plain. A site plan showing the approximate 100-year flood plain elevation has been included for reference.**
- (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.  
**The proposed project does not involve any discharging of waste materials to surface waters.**

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. If an existing well is located on the property, it will be properly decommissioned as part of this project.**

- (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.

**This project will not discharge waste material into the ground.**

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.

**Stormwater runoff will occur from rainfall. Stormwater will be collected and conveyed to a bio-infiltration swale(s) located onsite. The treated stormwater from swales will be detained and infiltrated using standard stormwater methods (i.e. infiltrated through swale bottom, drywells, gravel galleries, etc.). No on-site storm water collected on the project property will flow into other waters.**

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

**Any waste materials on the project site (automobile oils, spills, leaks, etc.) will be conveyed to bio-infiltration swales for treatment prior to infiltration into the ground.**

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

**No alterations are anticipated.**

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

**All onsite stormwater facilities will be designed to treat and infiltrate the 10-year storm water event on-site per the Spokane Regional Storm Water Manual.**

4. Plants

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

Deciduous tree: ☐ alder ☒ maple ☐ aspen

Other:

Evergreen tree: ☐ fir ☐ cedar ☒ pine

Other: ☒ Shrubs ☒ Grass ☐ Pasture ☐ Crop or grain

☐ 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?

**Multiple trees/shrubs will be removed for the project construction. The site currently consists of shrubs, trees and grass. Existing vegetation located within the Shoreline Jurisdiction area on the property will largely remain undisturbed.**

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

**The Yellow-billed Cuckoo bird and Water Howellia plant are listed as a threatened species. These threatened species are not known to be on site.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**Existing vegetation located within the Shoreline Jurisdiction area on the property will largely remain undisturbed. Landscaping will be implemented throughout the site and native vegetation may be used.**
- e. List all noxious weeds and invasive species known to be on or near the site.  
**None are known.**

## 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.  
**The Yellow-billed Cuckoo bird is listed as a threatened species. However, they are not known to be on site.**
- c. Is the site part of a migration route? If so, explain.  
**None are known.**
- d. Proposed measures to preserve or enhance wildlife, if any:  
**Existing vegetation located within the Shoreline Jurisdiction area will largely remain undisturbed.**
- e. List any invasive animal species known to be on or near the site.  
**No invasive animal species are 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 are anticipated to be the primary sources of energy for the project development. During operation, these energy sources would be used for building heating, cooling, and hot water.**
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

**The proposed project is not anticipated to affect the potential use of solar energy by adjacent properties. The proposed buildings onsite will be at or below the elevations of neighboring buildings.**

- 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:

**The proposed buildings will comply with the Northwest Energy Code with further energy conservation measures and water conservation measures.**

## **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 are known.**

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

**None are known.**

- (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.

**None are known.**

- (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.

**None are known.**

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

**No special emergency services are anticipated for the proposed project. Completed project will require general fire and police protection services.**

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

**If applicable, hazardous materials that may be encountered during demolition would be removed by a qualified abatement contractor in accordance with State and Federal guidelines.**

- b. NOISE:

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

**Traffic noise associated with adjacent streets is anticipated to be present in the area. However, it would not adversely affect the proposed 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.

**Temporary noise will occur from onsite construction activities and construction-related traffic noise.**

**The hours of construction equipment noise would be dictated, and followed, per local City of Spokane ordinances.**



**Once the proposed project is operational, no significant long-term noise impacts would occur. Indirect noise impacts resulting from the proposed project may include noise from traffic-related noise associated with vehicles operating in and around the development.**

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

**The proposed project would comply with the City of Spokane Noise Ordinance, specifically the construction hours would be limited to weekdays (non-holidays) from 7AM to 10PM and Saturdays and Sundays from 9AM to 10PM.**

## **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 site is utilized as a single-family residence. No significant impacts to adjacent land uses are anticipated.**

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 site not known to have been used for agriculture or forestry.**

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 proposal will not affect/be affected by surrounding working farm or forest land normal business operations.**

c. Describe any structures on the site.

**There is an existing single-family residence with a gross area of 1,992-sf, an attached garage, and a detached shop/garage structure.**

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

**Yes, all existing structures will be demolished.**

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

**The current zoning classification of the site is residential multi-family (RMF).**

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

**The comprehensive plan designation of the site is R 15-30.**

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

**The shoreline master program designation of the site is Shoreline Residential Environment.**

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

**Yes, a portion of the property is located in the 200-ft Shoreline Jurisdiction area.**

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

**Approximately 6-18 people would live at the completed project.**

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

**None, the existing residence is vacant.**

- k. Proposed measures to avoid or reduce displacement impacts, if any:  
**Not applicable.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:  
**The proposed plans for development of the site are consistent with the existing Riverview Retirement Campus to the west, and residential multi-family apartments complex to the east.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:  
**Not applicable.**

## 9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.  
**Approximately 6 duplex units would be provided and would be anticipated to be middle-income housing for memory care residents.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing.  
**One single-family residence would be eliminated and is assumed to be middle-income housing.**
- c. Proposed measures to reduce or control housing impacts, if any:  
**None are planned.**

## 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 tallest height of the proposed buildings will be standard one-story building height (approximately 15-ft). The main exterior building material is cement panel siding.**
- b. What views in the immediate vicinity would be altered or obstructed?  
**None.**
- c. Proposed measures to reduce or control aesthetic impacts, if any:  
**None.**

## 11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?  
**The proposed project will generate some light from the interior during night hours, and night lighting in the front of the dwellings. No significant light and/or glare impacts from vehicles entering the site are anticipated.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views?  
**Light and glare associated with the proposed project is not expected to cause a safety hazard nor interfere with views.**
- c. What existing off-site sources of light or glare may affect your proposal?  
**There are not off-site sources of light or glare that would affect the proposal.**

- d. Proposed measures to reduce or control light and glare impacts, if any:  
**The building materials will likely have proposed use of building materials with relatively low reflectivity.**

## 12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?  
**The Centennial Trail is located 50 feet south of the proposed development.**
- 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:  
**None known.**

## 13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site 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.  
**The existing structures do not appear to be listed on, or proposed 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 is no known evidence of archaeological or scientific importance on or adjacent to the site. There are no City of Spokane designated landmarks or buildings potentially eligible for designation due to evidence of historical or cultural importance.**
- 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.  
**If any evidence of cultural or historic artifacts is discovered during construction, the contractor will stop construction and reach out to the appropriate jurisdictional contacts.**
- 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.  
**Not applicable.**

## 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 site is anticipated to have a main driveway access from N Stone Street.**
- 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 public transit stops to the site are bus stops located approximately 0.6 miles away on Greene Street just north of the bridge.**

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
**The proposed project will add approximately 14 exterior parking stalls. It is estimated that the project will eliminate 2 existing exterior parking stalls and 2 interior garage stalls for the existing single-family residence.**
- 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 will be designed and constructed along the east side of N Stone Street adjacent to the project property as determined by the City of Spokane as part of the Pre-Development meeting.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.  
**No.**
- f. How many vehicular trips per day would be generated by the completed project 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?  
**Based on the ITE Trip Generation Manual 10<sup>th</sup> Edition, using land use 254: Assisted Living, it is estimated that the project will generate approximately 47 trips on a typical weekday, with 4 trips in the AM Peak Hour between 7 and 9 AM and 5 trips in the PM Peak Hour between 4 and 6 PM.**
- 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.**
- h. Proposed measures to reduce or control transportation impacts, if any:  
**None known.**

## 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.  
**General police and fire protection services will be needed by the completed project, but not an "increase" in public services will not be needed.**
- b. Proposed measures to reduce or control direct impacts on public services, if any:  
**None known.**

## 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:

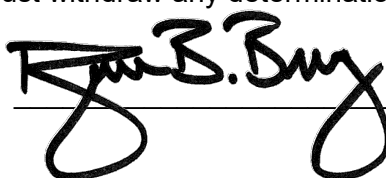
**Avista Utilities will be the purveyor of natural gas and power for the project. The City of Spokane will be providing water, refuse services, and sanitary sewer service. Centurylink will be providing telecommunication services.**

### 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: October 9, 2018

Signature: \_\_\_\_\_



***Please Print or Type:***

Proponent: Ryan B. Berg

Address: 707 West 2<sup>nd</sup> Avenue Spokane, WA 99201

Phone: (509) 227-6914

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

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

### FOR STAFF USE ONLY

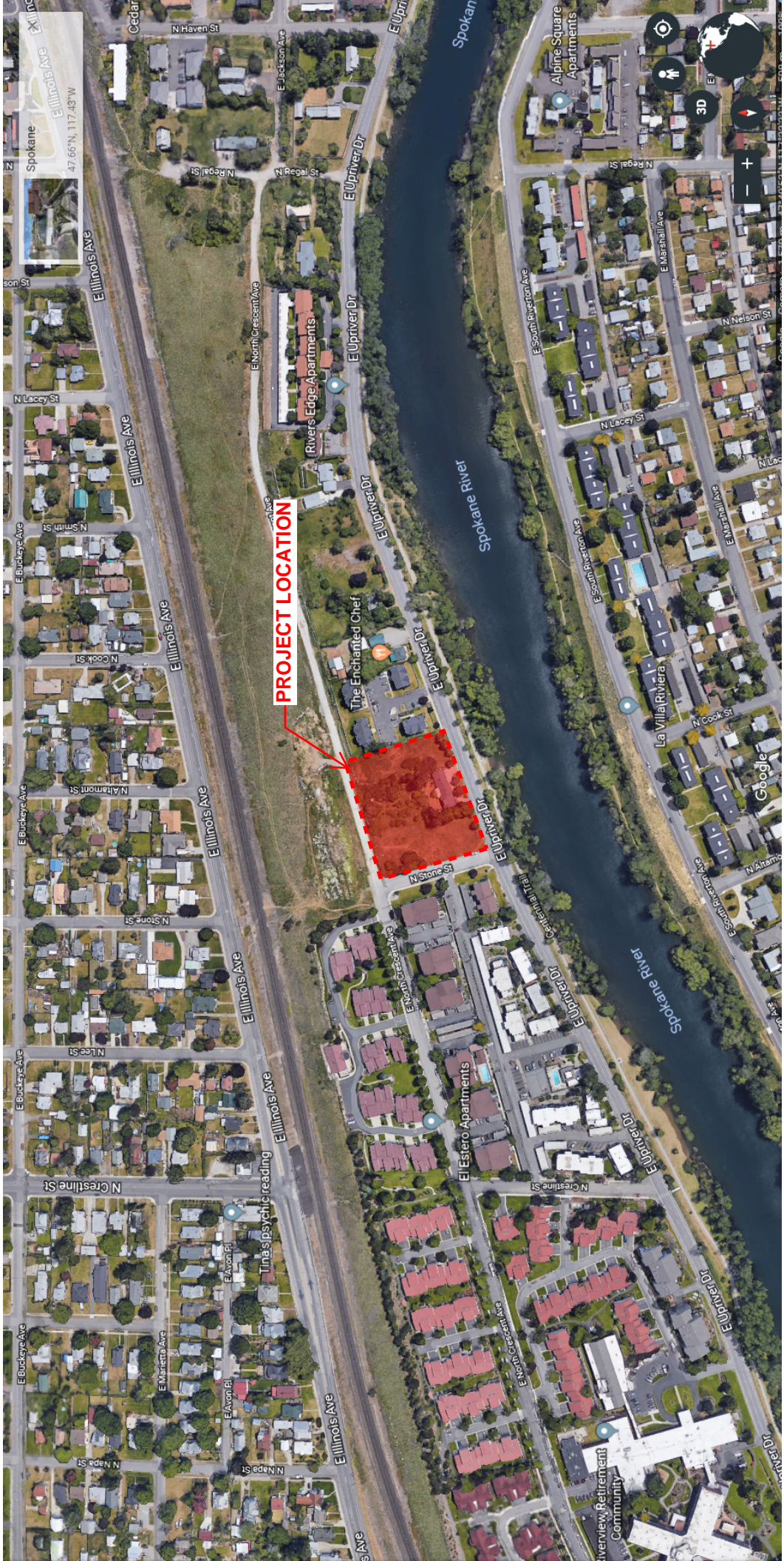
Staff member(s) reviewing checklist: \_\_\_\_\_

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.

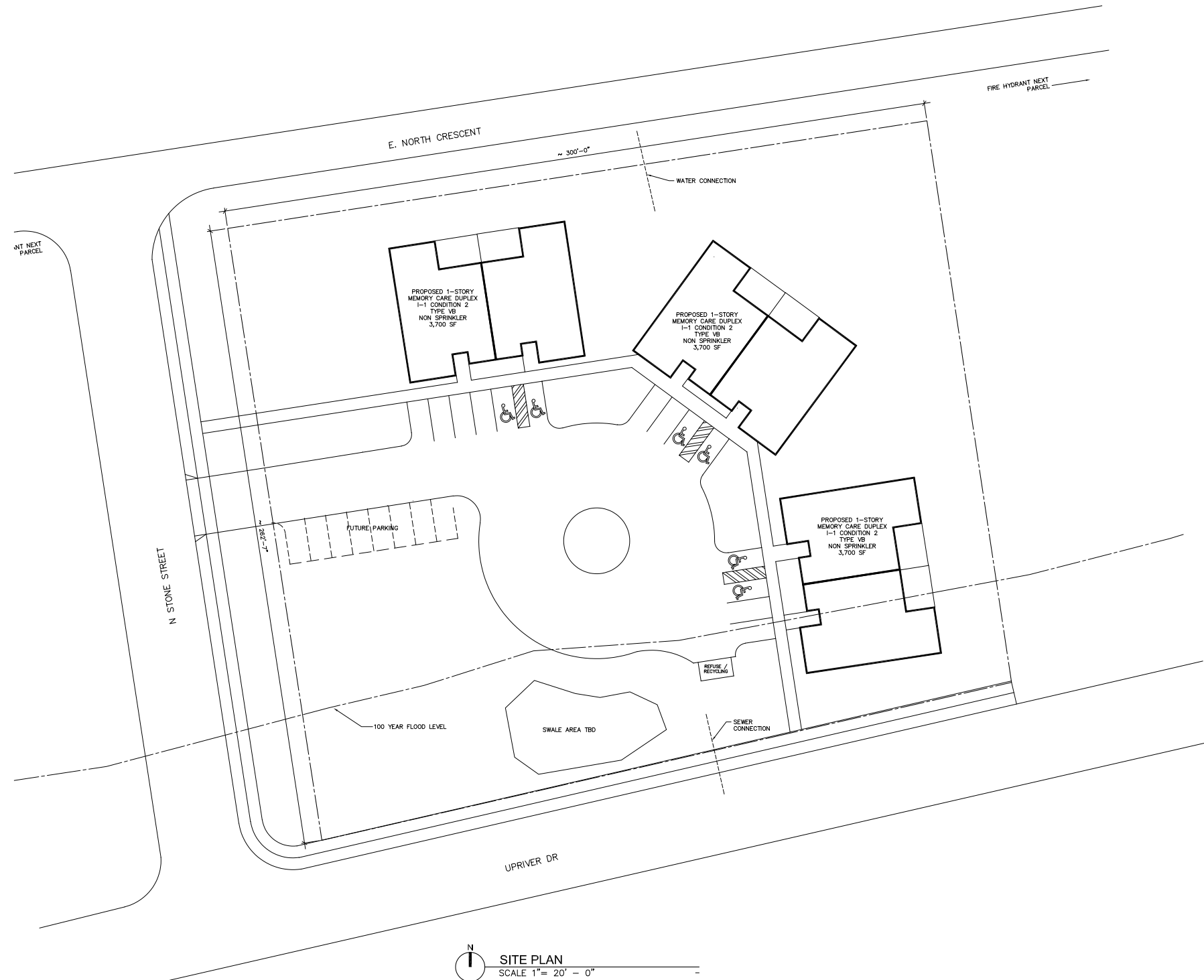


# VICINITY MAP





# SITE PLAN



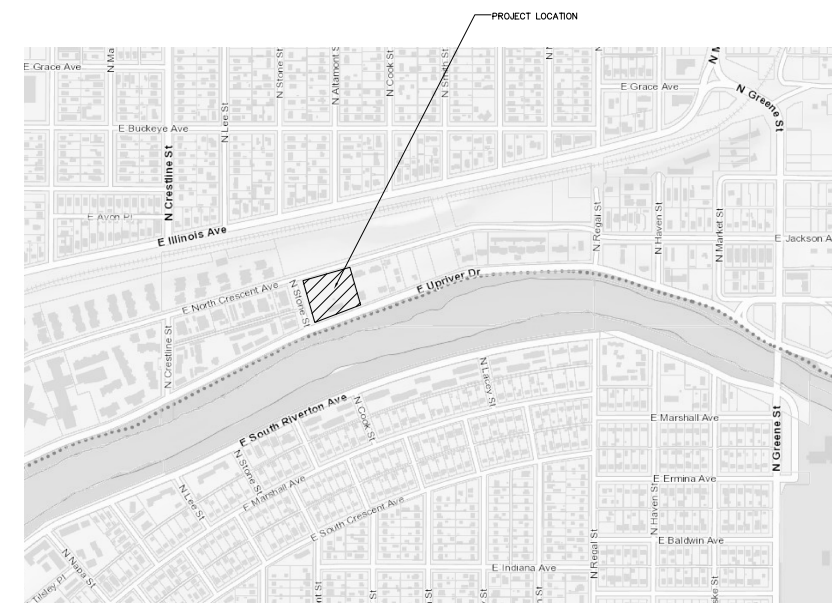
### SITE PLAN REQUIREMENTS

PRIMARY CONTACT:  
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PROPERTY OWNER:  
RIVERVIEW LUTHERAN RETIREMENT COMMUNITY  
1801 E UPRIVER DR.  
SPOKANE, WA 99207  
MIKE SCHLEIGH  
1801 E. UPRIVER DRIVE  
SPOKANE, WA 99207  
509-482-8100  
mschleigh@riverviewretirement.org

ESTIMATED COST: \$500,000-\$800,000 CONSTRUCTION ANTICIPATED 2019

SITE ADDRESS: 2315 E UPRIVER DR  
PARCEL NUMBER: 35091.2929



## REVISIONS

## PRED DESIGN

RIVERVIEW RETIREMENT COMMUNITY  
**RIVERVIEW GROUP HOMES CONDITIONAL USE PERMIT**  
2106 E NORTH CRESCENT AVE  
SPokane, NE, WA 99207

**NAC**  
ARCHITECTURE  
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NAC NO 111-18054

DRAWN JCE

CHECKED	MRO
DATE	8-7-2018

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