

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

File No. _____

WCE# 18-2178 The Summit

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: **The Summit**
2. Applicant: **Whipple Consulting Engineers, Inc**
3. Address: **21 S. Pines Road**
City/State/Zip: **Spokane Valley, WA 99206** Phone: **(509) 893-2617**
Agent or Primary Contact: **Ray Kimball, P.E.**
Address: **21 S. Pines Rd**
City/State/Zip: **Spokane Valley, WA 99206** Phone: **509.893.2617**
Location of Project: **Intersection of Cedar Road and Eagle Ridge Blvd**
Address: **6820 S Cedar Road**
Section: **12** Quarter: Township: **24N** Range: **42E**
Tax Parcel Number(s) **24121.0001**
4. Date checklist prepared: **April 4, 2019**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Project to begin construction in fall 2019. This construction may be phased due to market conditions**
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. _____
None Known at this time.
b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
There are no adjacent properties that are owned or under development contract.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Geohazard Evaluation**
SEPA Checklist, Traffic Impact Analysis, Geotech Analysis, Concept Storm Drainage Report
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. _____
None Known

10. List any government approvals or permits that will be needed for your proposal, if known. _____
Preliminary Plat, Final Plat, SEPA, Building Permits, Water Plans, Sewer Plans, Storm Drainage Plans, Street Plans, UIC Registration, Street Permit, Utility Permit, Street Tree Plan, Street Closure Permit, Grading permit, and Clean Air Permit. _____
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. _____
Preliminary Plat that proposes to develop approximately 21.36 ac +/- of land into 98 residential lots, with public streets, and utilities. The proposed lift station lot may convert to a residential lot in the future when the gravity sewer main extends and it is no longer needed. There are also several proposed drainage tracts that will be owned and maintained by the City. _____
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 6820 S Cedar Road at the intersection of Cedar Road & Eagle Ridge Boulevard. The project lays within section 12 of T 24 N, R 42 E WM. The Legal Description for the property is: 12-24-42: S1/2 OF THE NE1/4 OF THE NE1/4 OF SEC 12; EXC RD; PARCEL '2' OF ROS (AFN# 6211756) _____
13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.) _____
The project is located within the City of Spokane city limits, The ASA, and the General Sewer service area _____
14. The following questions supplement Part A.
- a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)
- (1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for

the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities). _____

This proposal will use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSM), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rate will be appropriate for the design option chosen. At this time the volume is unknown. Because the system will follow the SRSM there will be a 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. The Dead Storage is the treatment volume that is intended to infiltrate through the treatment soil component within 72 hours. _____

- (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? _____

After development, it would be expected that household volumes of these types of chemicals will be stored above ground in approximately size containers of less than 5 gallons. During construction, no chemicals will be stored on site. _____

- (3) What protective measures will be taken to insure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems. _____

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

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

There could be household chemicals stored on-site, spills associated with household volumes will be handled on-site by the responsible resident. _____

b. Stormwater

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

Depth to 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 as allowed per the SRSM, which requires treatment prior to discharge. No potential impacts are anticipated at this time.

B. ENVIRONMENTAL ELEMENTS

1. Earth

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

Flat Rolling Hilly Steep slopes Mountainous

Other: _____

b. What is the steepest slope on the site (approximate percent slope)? **25% +/-** _____

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. _____

3057 Hagen ashy sandy loam, 3 to 8 percent 3114 Rocky-Fourmound complex, 0 to 15 percent. These soils are generally described as a Sandy material. _____

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

There is no history of unstable soils on site. In the Valley to the northwest of the site approximately 300 feet (horizontal) there are erodible soils listed on the City of Spokane Map View _____

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 streets and building pads. The grading would involve removal of organics, preparation of street subgrade 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 10,000cyd to 20,000cyd of material, or export and

import is anticipated. However, if any import or export of materials is required it shall be from/to a preapproved source/destination and coordinated with the City of Spokane. As part of an agreement with the neighbor to the north, a landscaped earthen berm will be constructed on the south property line of the neighbor's property so as to visually obscure this development from that property owner. _____

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
Some minor localized erosion from wind and rain may occur during construction but would be mitigated through the use of appropriate BMPs. No erosion would be expected from the used of the site as surfaces will be stabilized by paving, concrete, building, and landscaping.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? _____
Approximately 40% to 50%
- 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. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, home owner vehicles and personal entertainment activities such as barbecuing. _____
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. None known at this time. _____

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: _____
All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements. Future tenants may require additional review through SRCAA depending on future construction on land disturbing action. _____

3. Water

a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. _____
There are no bodies of surface water in the immediate vicinity. _____
- (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 work is proposed to be over, in, or adjacent to any surface waters. _____
- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. _____
No fill or dredge material is proposed to be placed in, or removed from, any surface waters. _____
- (4) Will the proposal require surface water withdrawals or diversions? If yes, give general description, purpose, and approximate quantities if known. _____
The proposal will not require any on site surface water withdrawals or diversions. _____
- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. _____
The project does not lie within the 100-year floodplain. _____
- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. _____
No, waste materials will be discharged to surface waters as the site will be connected to public sewer. _____
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b. GROUNDWATER:

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

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

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

No water will be discharged via septic or other onsite systems. The subject site is in the City of Spokane utility service area and will be served by public sewer. The existing septic system serving the demolished house will be abandoned per SHRD standards. _____

c. WATER RUNOFF (INCLUDING STORMWATER):

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

The source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways, lawns open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSW to the underlying soils, via swales, ponds, drywells, galleries, etc. _____

(2) Could waste materials enter ground or surface waters? If so, generally describe. _____
No, as stormwater is required to be treated per the SRSM. All future runoff will be treated in the catchment areas before infiltrating through the treatment soil and into the native soil.

(3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. _____
As the proposed project adds streets sidewalks and homes to a surface of land, and land laying above the project may discharge onto the project site. The conveyance of offsite storm water is generally designed to either be captured into the project catchments and be disposed underground or be allowed to continue to flow through the project as in the predevelopment condition. Due to the fact that the site is located at or near the crest of the hill, little or no offsite stormwater is expected to enter the site. Drainage patterns are not expected to be altered

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any. _____
As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during the design and approval process with the City of Spokane and any other affected agencies.

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? _____

The existing trees, shrubs, and lawn grass will be removed from around the existing residence and outbuildings. In the west end pine trees are anticipated to be removed.

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

There are no known noxious weeds or endangered species on the 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.

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

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

5. Animals

a. Check and List any birds and other animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk heron eagle songbirds

Other: _____

Mammals: deer bear elk beaver

Other: _____

Fish: bass salmon trout herring shellfish

Other: _____

Other (not listed in above categories): _____

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

There are no known or endangered animal species on site

c. Is the site part of a migration route? If so, explain. _____
Spokane County is within the Pacific Flyway for waterfowl. An online review of the County PDF available maps did not list or show any, therefore no Migration route is anticipated to utilize the project site.

d. Proposed measures to preserve or enhance wildlife, if any: _____
As this will be a highly urbanized development inside the Urban Growth Boundary, no preservation or enhancement will be provided.

e. List any invasive animal species known to be on or near the site. _____
There are no known invasive animal species onsite.

6. Energy and natural resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **Electricity and natural gas will be made available to each home site for heating, air conditioning and lighting of the houses. Additionally, solar, wind, and other sources of power would be available if installed by residents.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. _____
The homes will be 35' max height, or as allowed by code, which should not affect the collection of solar energy.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: _____
At this time none are proposed beyond those required by current city, state, county, and national energy code.

7. Environmental health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _____
As this is a residential development that is not proposed to store large quantities of toxic or flammable chemicals, there are no large scale health hazards anticipated to the general public.

(1) Describe any known or possible contamination at the site from present or past uses. _____
There are no known sources of contamination on the project site.

(2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. _____
There are no known existing conditions of hazardous/toxic/flammable chemicals on the project site.

(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, construction vehicles with large fuel tanks will be onsite and with the completion of the residential development only household cleaners and chemicals are anticipated to be stored on the project site in the individual residences.

(4) Describe special emergency services that might be required. _____
No special emergency service are expected to be required.

(5) Proposed measures to reduce or control environmental health hazards, if any:
During construction contractors are anticipated to follow all local, state, and federal regulations regarding the handling, and storage of hazardous and toxic chemicals stored on site.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? _____
There are no known sources that would affect the project.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. _____
In the short term, noises from construction equipment for both land disturbing and building construction. 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 restricted to hours 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 site is currently used as a residence and as a fallow field.

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 been worked as agricultural farmland but is currently fallow

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

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

c. Describe any structures on the site. _____

All structures on site have been demolished

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

All structures on site have been demolished.

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

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

- g. If applicable, what is the current shoreline master program designation of the site? _____
A shoreline designation is not applicable because there are no bodies of water in the vicinity of the site _____

- h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. ____
The site has not been classified on City maps as being a critical area. _____
- i. Approximately how many people would reside or work in the completed project? _____
Approximately 220 people would reside on the completed project. _____
- j. Approximately how many people would the completed project displace? _____
With the removal of the house the potential of 2 people would be displaced. Because those two people are the sellers of the property there is no real displacement. _____
- k. Proposed measures to avoid or reduce displacement impacts, if any: **There are no proposed measures to reduce the impact of displacement other than development of the site into similar residential housing.** _____
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
The proposed development is a 98-lot subdivision, to the east is the eagle ridge subdivision and to the west are single family residences in Spokane County. _____
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: _____
The project will be approved and developed in accordance with the applicable City codes and standards for residential development, streets, and utilities. _____

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. _____
Approximately 98 residential lots will be provided and are anticipated to be middle-income housing. _____

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

One middle income residence would be eliminated.

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

None, however the proposed development will improve existing Cedar Road with frontage improvements with curb, swale, and sidewalk.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____

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

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

Generally, no views would be altered other that the western skyline as the tall pine trees would be removed with the project.

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

Street trees, open spaces and market-based home construction as to facade look, color, and texture. In accordance with an agreement with the northerly adjoining property owner, a landscaped earthen berm will be constructed on the south edge of that property to reduce aesthetic impacts to that property.

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 the City of Spokane Zoning codes and standards. It should be expected that several street lights will be added as well as additional porch and driveway lights.

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

We would expect the residential nature of the finished project would not impact the adjacent or surrounding areas.

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

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

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

City of Spokane Lighting Codes _____

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? _____

Within the immediate vicinity is the Creek at Qualchan Golf Course.

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

No Recreational places would be removed by the project.

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

There are no proposed measures to reduce or control the impacts to recreation facilities.

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. _____

The residence and outbuildings are over 45 years in age, and are not listed on the Spokane City/County historic properties map. Additionally, a search of WISAARD listed no items for the project 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. _____

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

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

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 County and owner will be notified. However, because of the highly disturbed nature of the site we are proposing to follow the State and Federal laws that cover this type of private development.

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

An inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area and the County and owner will be notified. However, because of the highly disturbed nature of the site we are proposing to follow the State and Federal laws that cover this type of private development.

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. _____

Cedar Road, Eagle Ridge Boulevard

- 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, Nearest Stop is STA Route 43 near the intersection of 37th Avenue & Grand located 5.6 miles away.

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

The completed project will have 2 spaces in each garage and 2 off street spaces per unit, plus guest Street parking, therefore a minimum of 392 parking spaces will be provided. No spaces would be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). _____

No new roads or improvements to existing roads will be needed other than the proposed roads within and adjacent to the proposed plat, also no impacts are anticipated that would result in improvements to existing facilities beyond frontage improvements.

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

The project will not use Water, Rail, or Air transportation.

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

The Trip Generation and Distribution Letter anticipates 74 AM peak hour Trips, 99 PM peak hour Trips, and 935 Average daily trips to/from the project.

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

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

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

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

A traffic impact analysis has been completed and is included in the subdivision application package. The results of that analysis indicate that no special measure beyond typical impact fees and frontage improvements are required to mitigate any transportation impacts.

15. Public services

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

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

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

No measures are proposed at this time.

16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer (Gravity Sewer to Lift Station, and Force main to public sewer)
- septic system

Other: _____

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

All utilities are located in Cedar Road. Water and sewer will be provided by the City of Spokane. A temporary lift station will be required for sewer. According to a city water department analysis, off site water improvements will be required to adequately supply water to the project which potentially include, added reservoir storage, construction of a booster pump station, and construction of a water transmission main. Gas and Power will be provided by Avista. Communications will be provided by Comcast and/or Century Link. Garbage collection will be provided by the City of Spokane

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any determination of 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): _____

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.

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: 5/10/17 Signature: 

Please Print or Type:

Proponent: Whipple Consulting Engineers Address: 21 S. Pines Rd

Phone: 509 893 2617 Spokane Valley, WA 99216

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 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.