

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

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

**WCE# 19-2394 Tangle Ridge**

**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: Tangle Ridge Estates
2. Applicant: Whipple Consulting Engineers, Inc
3. Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA 99206 Phone: (509) 893-2617  
Agent or Primary Contact: Todd R. Whipple, P.E.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA 99206 Phone: (509)893-2617  
Location of Project: A parcel of approximately 12 acres laying between Eagle Ridge 12<sup>th</sup> Addition, Eagle Ridge 1<sup>st</sup> Addition PUD and the Urban Growth Boundary.  
Section: 07 Quarter: Township: 24 Range: 43  
Tax Parcel Number(s) 34071.0040
4. Date checklist prepared: January 2020
5. Agency requesting checklist: City of Spokane, WA
6. Proposed timing or schedule (including phasing, if applicable): Project to begin construction in late Spring 2020. This construction may be phased due to weather.
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No,  
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. \_\_\_\_\_  
SEPA Checklist, Geotechnical Evaluation, Steep Slope Evaluation, Concept Storm Drainage Report, others as required.
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. \_\_\_\_\_  
This SEPA Checklist; Preliminary Plat

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, and Clean Air Permit. Possibly a DNR permit for early tree removal.** \_\_\_\_\_
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. \_\_\_\_\_  
**This will be an infill Preliminary Plat that proposes to develop approximately 12.15 ac +/- of land into 45 single family residential lots, with public streets, and utilities** \_\_\_\_\_
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 within the City of Spokane, Spokane County, parcel #34071.0040. The project lays within section 07 of T 24 N, R 43 E WM. The abbreviated Legal Description for the property is: 07-24-43 W396FT OF SE1/4 OF NE1/4 & PTN OF NE1/4 OF NE1/4DAF; BEG AT A PT 65FT N OF SW COR TH S65FT TH E65FT TH NWLYTO POB** \_\_\_\_\_
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 and the General Sewer Service Area, ASA and the PSSA.** \_\_\_\_\_
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)? \_\_\_\_\_

**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 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 Depth to Groundwater 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 and soil types encountered on site, 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)? **60% +/- generally the area reserved for homes is 3% to 4%** \_\_\_\_\_

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. \_\_\_\_\_  
**2046 Klickson- Speigle-Rock outcrop complex, 30 to 60 percent slopes; 3600 Seaboldt ashy loam, 0 to 8 percent slopes** \_\_\_\_\_

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.           
**The site is listed on the City of Spokane Maps as a potential erosion hazard due to steep slopes on the east side of the property.**
- 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, no is anticipated. Import for structural fills, parking, etc. 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.**
- 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 30% to 40%**
- 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 a 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.** \_\_\_\_\_

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 (SRSM). A project specific storm drainage report will be provided when the project site is in the design process.** \_\_\_\_\_

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

c. WATER RUNOFF (INCLUDING STORMWATER):

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

**The source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways,**



lawns open spaces, etc. The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, galleries, etc.

(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 soils. Same detention/retention systems should be anticipated that may discharge pre-existing rates and volumes to downstream properties.

(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

d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water, and drainage patter 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    pine    scrub oak

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? \_\_\_\_\_

**Most, if not all, of the existing vegetation will be removed, however as noted an effort will be made to maintain as many 18" and larger trees as can be developed around without affecting the trees viability.**

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

**A review of the USFW Service Washington State site does not indicate that there are any known 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, however, a specific plant list has not been created of all existing plants.**

## 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.

**A review of the USFW Service Washington State site does not indicate that there are any known endangered species on the site.**

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

**Spokane County is within the Pacific Flyway. An online review of the Countywide PDF available maps did not list or show any, therefore no Migration route is anticipated to utilize the project site. However, the site is adjacent to R.M. Elk and white tailed deer habitats and visitation by these species may occur.**

- 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. However, the steep slope is anticipated to generally remain intact, therefore any corridors already established on the hillside will be maintained.**

- 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 by adjacent properties.**

- 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.**

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

**During construction work related construction injuries may occur. After construction no special emergency service would be expected to be required other than what could be considered normal and customary for the surrounding subdivisions.**

(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 vacant, to the east, north, and west are developing subdivisions as noted earlier, to the south is County Urban Reserve noted land that is not developed at this time, but is expected to become urban when the growth boundary is extended.**

- 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 served as farmland within recent memory. The trees on site do not appear to be old growth, so the canopy has either been turned over via logging or fire.**

- 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. \_\_\_\_\_

**The site is currently vacant.**

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

**No structures will be demolished with the project.**

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

- f. What is the current comprehensive plan designation of the site? **Residential 4-10**

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

**A shoreline designation is not applicable**

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

**The site is listed by the City of Spokane as having a potential erosion hazard due to steep slopes on the east side of the site.**

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

**Approximately 122 people would reside within the completed project.**

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

**As the site is currently vacant, zero people would be displaced.**

k. Proposed measures to avoid or reduce displacement impacts, if any: **There are no proposed measures to reduce the impact of displacement.** \_\_\_\_\_

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: \_\_\_\_\_  
**The proposed development is a 45-lot subdivision within an area zoned Residential Single Family. There are subdivisions found to the West, North and East of the site, with vacant land to the South.** \_\_\_\_\_

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 County 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 45 single family residential units will be provided and are anticipated to be middle-income housing.** \_\_\_\_\_

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

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

Proposed measures to reduce or control housing impacts, if any: \_\_\_\_\_  
**None, however the proposed development will include 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.

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.

## 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 as they are developing residential developments within the Eagle Ridge overall subdivision.

- 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? There are no known recreational opportunities in the immediate vicinity, however the site is near the Qualchan Golf Course, Hangman Park Conservatory, and Qualchan Hills Park.
- 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. **None known.** \_\_\_\_\_  
\_\_\_\_\_

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. \_\_\_\_\_

**A review of the WISSARD shows 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. \_\_\_\_\_

**The site is currently served by W. Basalt Ridge Dr. and S Tangle Heights Dr.** \_\_\_\_\_

- 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 area is not currently served by public transit.**

- 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 garage spaces per unit, 2 driveway spaces per unit plus guest Street parking, therefore, 180 to 240 spaces. 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 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? **34 AM Peak Hour trips, 45 PM Peak Hour trips, and 425 ADT. The ITE Trip Generation Handbook 10<sup>th</sup> Addition Land Use code 210 was 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).)*

- 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: \_\_\_\_\_  
**There are no measures to reduce or control transportation impacts proposed at this time other than the participation in the City's Transportation Impact Fee ordinance, the approximate participation value would be \$52,228.80 or \$1,160.64 per lot.**

#### 15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. \_\_\_\_\_  
**At this time and as an infill project we do not believe that this project will negatively impact these services below an acceptable level nor beyond the services ability to self-regulate per the comprehensive plan.**
- b. Proposed measures to reduce or control direct impacts on public services, if any: \_\_\_\_\_  
**No measures are proposed at this time.**

#### 16. Utilities

- a. Check utilities currently available at the site:
- electricity
  - natural gas
  - water
  - refuse service
  - telephone
  - sanitary sewer (Gravity Sewer to Lift Station, and Force main to public sewer)
  - septic system
- Other: \_\_\_\_\_
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed: \_\_\_\_\_  
**All utilities are located in S. Tangle Heights Dr. and W. Boulder Ridge Dr.**

**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: 1/29/2020 Signature: 

**Please Print or Type:**

Proponent: Whipple Consulting Address: 21 S. Pines Rd  
Engineers - Todd R. Whipple, PE

Phone: 509 893 2617 Spokane Valley, WA

Person completing form (if different from proponent): Allyson Andrade

Phone: 509 893 2617 Address: 21 S. Pines Rd  
Spokane Valley, WA

**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.