

**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: Touchmark on South Hill - Health & Fitness Center and Memory Care Building
2. Applicant: Touchmark Development and Construction
3. Address: 5150 SW Griffith Drive
City/State/Zip: Beaverton, OR 97005 Phone: (503) 646-5186
Agent or Primary Contact: NAC Architecture c/o Doug Heyamoto
Address: 1203 West Riverside Avenue
City/State/Zip: Spokane, WA 99201 Phone: (509) 838-8240
Location of Project: Touchmark on South Hill
Address: 2929 South Waterford Drive
Section: 33 Quarter: NW Township: 25 Range: 43
Tax Parcel Number(s) Health & Fitness Center Parcels: 35332.1304, 35332.1305, 35332.1306, 35332.1307, 35332.1308, 35332.1309, 35332.1310. Memory Care Building Parcel: Portion of 35332.0702.
4. Date checklist prepared: June 7, 2018
5. Agency requesting checklist: City of Spokane Planning and Development
6. Proposed timing or schedule (including phasing, if applicable): _____
Start construction: Spring 2019
Complete construction: Fall 2020
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 further expansion is anticipated.

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. _____
Yes, Touchmark owns the existing continuum care facility and land to the north and west of the proposed projects.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. _____
Wetland A Wetland Delineation - Quail Run Property by GeoEngineers, dated October 24, 2014. Wetland B Wetland Delineation - Touchmark Property by GeoEngineers, dated June 8, 2018 Phase 1 Environmental Site Assessment will be completed at a later date.


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. _____

The City of Spokane is proposing a water tower located on a portion of Parcel 35332.0702 east of the proposed Memory Care Building. Application for street vacation of 32nd Avenue and Napa Street is currently under review.

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

A Conditional Use Permit (CUP) is required to expand the boundaries of the original special permit/planned unit development issued in 1992 (File No. Z9200093 SP/PUD). Building permits will be required for construction. A Boundary Line Adjustment (BLA) will be required for the Health and Fitness Center and Memory Care projects to aggregate parcels for the final site condition.

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 a one-story, 19,000-square foot Health and Fitness Center. The project site is approximately 2.9 acres. The building will contain an indoor pool, spa, locker rooms, walking track, aerobic areas and offices. The project also includes the construction of a two-story, 32,000-square foot Memory Care building. The project site is approximately 2.3 acres. The building will contain 32 rooms for memory care residents (Dementia and Alzheimer's) and 16 rooms for "enhanced" assisted living residents. Support spaces include dining, central kitchen, living, housekeeping, laundry, offices and storage. 

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 Health and Fitness Center is located at the northeast corner of Pittsburgh Street and 33rd Avenue. The site consists of seven parcels located in Harvard Park Addition, Block 13. The Memory Care building is proposed to be constructed on vacant land at the southeast corner of the Touchmark campus. Approximately 40% of the site is within the existing Touchmark property. The site location will provide convenient access to the skilled care wing and allows existing parking to be shared with Memory Care visitors.

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.) _____

ASA? No / General Sewer Service Area? Yes / Priority Sewer Service Area? No / City of Spokane? Yes

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). _____

Not applicable

(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? _____

Chlorine will be stored on site for use with the proposed pool at the Health and Fitness Club. Quantities are unknown at this time, but will be typical of a small commercial pool.

(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. _____

Chlorine will be secured and stored indoors in its own room, separate from the rest of the facility, meeting local requirements.

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

No.

b. Stormwater

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

Bedrock is at the surface of the site in some areas. Subsurface geotechnical explorations will be completed at a later date to determine the presence of groundwater.

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

Yes, stormwater will be managed per the requirements of the Spokane Regional Stormwater Manual.

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)? _____

10%

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 consist of a mixture of gravelly sandy loam and clays, as well as surface bedrock. There are no agricultural or farm lands on the site.

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

None 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 site will be graded for construction of buildings, parking, and access. Approximately 20,000 cubic yards of grading, including clean, gravel backfill material, will be placed from local sources.

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

Yes, it is possible for erosion to occur. Steep ground slopes will be minimized to the greatest extent possible. Where applicable, structural retaining walls or rockery walls with geogrid reinforcing fabric will be used to stabilize slopes.

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

Approximately 60% of the site will be covered by buildings, parking, or access.

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

A temporary erosion and sediment control plan will be put in place prior to construction of the site. Every effort will be made to minimize erosion during and after 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. _____

Emissions to the air would include dust and carbon from equipment during construction. Emissions from motor vehicles will occur after the project is completed. A diesel generator may be installed for backup power at the Memory Care building, which would create diesel engine emissions. Emission quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

None known.

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

A temporary erosion and sedimentation control plan will be implemented during construction to minimize dust. After construction, the site will be fully landscaped. Construction access and haul routes will be cleaned and maintained on a regular basis.

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 two (2) delineated wetlands that affect the subject project. Wetland A is on the eastern side of the Health & Fitness (HFC) site, and Wetland B is located north of the HFC site on the existing Touchmark property. Both wetlands are contained within the overall site and do not flow into a river or stream. The Wetland Delineation reports are included in the Conditional Use Permit supplemental information.

- (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. _____

Yes, the proposed Health & Fitness Center and Memory Care Building will require work within 200 feet of Wetlands A and B. Re-alignment of the required 150 ft. buffer zone (buffer averaging) will be required around Wetland B and has been approved in principle by Jacob McCann of the Washington State Department of Ecology. The Health & Fitness Center and Memory Care Building are not impacted by the required 50 ft. buffer zone around Wetland A. A pervious walking trail is proposed through the Wetland A buffer zone. Enhanced plantings are proposed within both Wetland A and B buffer zones. See Wetland Site Plan included in the Conditional Use Permit.

- (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. _____

None proposed.

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

No surface water withdrawals or diversions are proposed.

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

No.

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

None proposed.

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. _____

Storm drainage will be infiltrated to the ground through on-site storm drainage management systems, designed consistent with the Spokane Regional Stormwater Manual. Groundwater depths will be determined by future geotechnical explorations.

(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. _____

None proposed.

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. _____

Storm drainage from buildings, parking, driveways, and landscaping will be directed to an onsite storm drainage management system per the Spokane Regional Stormwater Manual. No stormwater will flow into other waters.

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

None anticipated.

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

No alterations to existing drainage patterns are anticipated.

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

An onsite stormwater management system will be designed and constructed to manage all stormwater. The system includes flow control and water quality facilities. All storm drainage facilities will conform to the Spokane Regional Stormwater 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: Onsite wetland includes wet soil plants

Water plants: water lily eelgrass milfoil

Other: _____

Other types of vegetation: _____

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

Some vegetation will be cleared and removed from the site to accommodate buildings, parking, and driveways.

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

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: _____

The site will be landscaped with ornamental and native plant materials. Plant materials will include a mix of deciduous and evergreen trees, shrubs, ground cover, and grass.

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

None 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: Ground squirrels, rodents _____

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.

None known.

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

The site is within the mapped Pacific Flyway.

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

None proposed.

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

None known.

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.

The project will use electricity and natural gas for heating, cooling, and cooking purposes.

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

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: _____

The proposed project will incorporate energy efficient heating, cooling systems, equipment and appliances. The project will comply with the most current approved version of the Washington State 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. _

None anticipated.

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

None 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 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. _____

Diesel fuel, hydraulic oil, and engine oil might be used onsite during the construction phase. The Memory Care site may have a diesel generator for backup power. The generator would also use diesel fuel and engine oil.

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

The proposed use is a residential care facility. It is anticipated that some additional emergency services will occasionally be required by residents and users of the site.

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

None proposed.

b. NOISE:

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

The project site is located within an existing neighborhood. It is not anticipated that neighborhood background noise will adversely impact 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. _____

Short-term noise would be created throughout the construction process. Short-term noise impacts will occur between 8 am and 5 pm. Long-term noise impacts would be minor and similar to those associated with a typical residential care facility.

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

Construction noise impacts will be limited to hours of construction activity, typically between 8 am to 5 pm.

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 includes undeveloped vacant land, as well as a residential and continuum care facility.

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? _____

No.

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: _____

No.

c. Describe any structures on the site. _____

A portion of the site is occupied by existing independent living, assisted living, and skilled care nursing facilities.

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

One (1) residential duplex residence will be demolished to provide adequate site area for the Memory Care building.

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

Residential Single Family (RSF).

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? _____

Not applicable.

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

A portion of the Health and Fitness Centersite has been delineated as a wetland (See Wetland A - Wetland Delineation and Report by GeoEngineers, dated October 24, 2014). Additionally, a portion of the existing Touchmark property has been delineated as a wetland. (See Wetland B - Wetland Delineation and Report by GeoEngineers, dated June 6, 2018).

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

A maximum of 48 people will reside in the Memory Care facility. Seven (7) staff will work at the Memory Care facility and six (6) staff will work at the Health and Fitness Club (61 total residents and employees).

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

None.

- 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 use allowed is subject to approval of a CUP within the R 4-10 zoning district. As such, the proposal is a compatible land use within the existing comprehensive plan and surrounding neighborhood.

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

None.

9. Housing

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

Forty-eight (48) rooms will be provided to fixed retirement income residents.

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

One (1) duplex residence (two living units). Middle-income.

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

None proposed.

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 structure proposed onsite will be less than 35 feet from average grade. Exterior building material will include wood frame, steel frame, brick masonry, stone masonry, concrete and cement fiber board.

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

The upper floor building height at the Memory Care Building will be minimized to preserve views from the townhouse balconies to the north.

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

Proposed buildings will be aesthetically designed, including architecture compatible with the surrounding neighborhood. The site will be extensively landscaped with ornamental and native plant material.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____

Light and glare will occur between dusk and dawn. Light will emanate from the buildings and parking lot. Limited glare could occur with cars entering and exiting the project site.

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

No.

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

None known.

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

The site will be extensively landscaped, which should assist in reducing glare from mobile traffic onsite. Additionally, parking lot lighting will include cutoff features to limit light exposure to adjacent properties.

12. Recreation

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

Hamblen Park is located approximately one-half mile to the south.

- 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: _____

The Health & Fitness Center will provide recreational opportunities for the residents of Touchmark and general public, age 50 and above.

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. _____

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. _____

None known.

- 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. _____

None proposed.

- 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 _____

None.

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. _____

Access to the site is provided off 33rd Avenue and Pittsburgh 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 _____

Yes. Public transit is available on 29th Avenue adjacent to the site.

- 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 provide 51 parking stalls. No existing parking stalls will be eliminated. Seven existing stalls will be replaced at the Memory Care site.

- 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). _____

The project will include frontage improvements along both Pittsburgh Street and 33rd Avenue. Frontage improvements will be within the public right-of-way and be public.

- 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? _____

Seven hundred fifty-eight (758) daily vehicle trips have been calculated, with 95 PM peak trips. It is anticipated that the number of trips will be significantly less than what is calculated per the ITE Manual, due to internal capture from the existing Touchmark facilities. A request for parking relief for both buildings will be submitted to the City Planning Department.

(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. _____
No special provisions proposed.

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

A pedestrian walkway and shuttle service from the existing Touchmark facility to the Health and Fitness Club are proposed for the residents.

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. _____

The nature of the project, serving residents with Dementia or Alzheimer's, will potentially result in a slight increase in the need for emergency medical services.

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

None proposed.

16. Utilities

a. Check utilities currently available at the site:

- electricity
- natural gas
- water
- refuse service
- telephone
- sanitary sewer
- septic system

Other: Cable television.

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: _____

Electricity: Avista
Natural Gas: Avista
Sewer: City of Spokane
Water: City of Spokane
Storm: City of Spokane
Telephone: Comcast
Cable: Comcast

Sewer, water, and natural gas service to the proposed project will require utility connections within the public right-of-way, and private connections within the existing site. Minor construction activities will be required to accomplish these connections. Cable TV, telephone, and electrical service will be provided via overhead utilities.

C. SIGNATURE

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

Date: 6/8/18 Signature: Doug Heyamoto

Please Print or Type:

Proponent: NAC Architecture c/o Doug Heyamoto Address: 1203 West Riverside Avenue

Phone: (509) 838-8240 Spokane, WA 99201

Person completing form (if different from proponent): _____

Phone: _____ Address: _____

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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.