

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

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

**PLEASE READ CAREFULLY BEFORE COMPLETING THE CHECKLIST!**

**Volkman, WCE # 3287**

**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:** Volkman Preliminary Long Subdivision and PUD
2. **Applicant:** Whipple Consulting Engineers, Inc.  
Address: 21 S. Pines Road  
City/State/Zip: Spokane Valley, WA, 99206 Phone: (509) 893-2617
3. **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
4. **Location of Project:**  
Address: On and near 9802 N. Nine Mile Road, Nine Mile Falls WA 99026  
Section: 16, 21 Quarter: SE 16, E1/2 21 Township: 26N Range: 42E  
Tax Parcel Number(s): 26164.0046, 26164.0018, 26163.0017, 26164.0031, 26211.0201, 26211.0211, 26211.0101, 26211.0054, 26211.0057, 26214.0051, 26214.0058, 26214.0053
5. Date checklist prepared: March 5, 2026
6. Agency requesting checklist: City of Spokane, Washington
7. Proposed timing or schedule (including phasing, if applicable):  
Construction to begin Fall 2026 to Spring of 2027 or six months to one year after preliminary plat approval. At the present time, there is a preliminary phasing plan included as sheet PP3 of the application. It should be noted however that due to the nature of the proposal that overall construction will be phased due to project size and length as well as market conditions and final retail housing product offered. Please note that future commercial property is identified on the preliminary plat. This proposed commercial lot will be required to meet PUD standards for the R1 Zone and may require further development approvals that are not identified in this submittal, as any future commercial is as of yet unknown. As a part of this SEPA, and to limit phasing or segmentation, all elements of the project are included in this SEPA review that would apply to the land development action proposed and all land actions are provided for in the project Trip Generation and Distribution Letter (TGDL). The reviewer should know that this project may include early grading, utility installation, portions of the onsite/offsite infrastructure and the platting in more than one phase.

8. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No, at this time, there are no other planned additions, expansion or further activity related to or connected with this proposal. However, it should be noted that this project will be dedicating right of way for future extension of Barnes Road from its current terminus to the current property/project limits. All aspects of this extension, land acquisition and construction will be covered in subsequent environmental documentation at that time.

- b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain:

Yes, the developer also owns the Sun Dance Golf Course property, currently approved as a 425-lot subdivision under Spokane County Project number PN-2078-19, parcel numbers 26163.9033, 26163.9034 and 26163.9035. Additionally, the developer has property north of Sundance known as the 7-Mile Addition, a 91-lot approved preliminary plat in Spokane County PN-2119-23, on parcels numbers 26212.9017 & 26212.9019.

9. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:

The following environmental information has been or will be prepared directly related to this proposal: SEPA checklist, traffic - trip generation and distribution letter, concept drainage report, water-hydraulic analysis and report, geotechnical report, geohazard evaluation, cultural resource survey and a critical areas checklist (erodible soils, wetland).

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

No, there are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal. This project was held in abeyance pending the approval of the Lower Terrace Sewer Lift Station project, which is the project that provides sewer to the projects listed above as well as this proposal. The Lower Terrace Sewer Lift Station project has been approved and under construction, starting March 2026.

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

This project will require approval or permit of the following: preliminary plat, final plat, SEPA, blasting permits (if required due to rock), building permits, water plans, sewer plans, storm drainage plans, street plans, UIC registration, street permit, utility permit, demolition permit, street tree plan, WSDOT site access and roundabout (intersection plan for approvals as well as construction plans and development agreement)

and clean air permit. Other permits may be required that are currently unknown. While the Geotech and Geohazard evaluations do not demonstrate issue with shallow rock, in these formations, blasting is listed as an option, should it be required for construction.

12. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

This project proposes a PUD to subdivide 12 parcels into up to 796 middle income attached and detached single-family residential units, these units may contain one or all of the following options, cottage housing with up to six units on one lot, auto court lots (multiple residents off of one common driveway), multifamily (as allowed using transfer of development rights, which allows for a transfer of allowed density from a site with critical areas to a site without critical areas so overall density is preserved), and approximately 1.91 acres of neighborhood commercial in the R1 zone. The site currently has two residences. The existing residence on 9702 N. Nine Mile Road is proposed to remain, and the existing residence on 9802 N. Nine Mile Road is proposed to be removed. Per SMC 17G/070.030(B)(4), the density of tracts in the critical areas slopes may be shifted to the proposed apartments portion of the development. The project is proposed to be divided into six phases: Phase 1a, Phase 1b, Phase 2, Phase 3a, Phase 3b, and Phase 4. The 'a' and 'b' Phases may be developed simultaneously or separately depending on market demand due to varying housing product types offered. A portion of this project was originally a part of the approved Ingleford Irrigated Tracts. This project will construct ten north-south public roads (Makah Drive, Tlingit Drive, Wakashin Drive, Walmsini Drive, Chintimini Drive, Nuxalt Drive, Nooksack Drive, Sinkakius Drive, Lummi Drive, Chimakum Drive), two north-south private roads (Kulshan Lane, Pahtoe Lane,), nine east-west public roads (Crazy Horse Avenue, Tomtom Avenue, Johannsen Avenue, Loowit Avenue, Haida Avenue, Kitamaat Avenue, Red Cloud Avenue, Iwana Avenue, Muckleshoot Avenue), four unnamed north-south public alleys and two unnamed east-west public alleys. This project will be served by public and private roads, public alleys, public water and public sewer. Access to this project will be from SR-291 via 5 access points, Muckleshoot, Johannsen, TomTom, Red Cloud and Teepee. The specific configurations have not been established and approved, however, it is assumed that the access at Teepee will be a roundabout, similar to the one approved at 7-Mile Road per the approved Traffic Study for the Sundance development, a copy is in the preliminary plat packet, TomTom is anticipated to be right in/right out only, Muckleshoot and Johannsen would be proposed as full-movement intersections. Future Red Cloud is anticipated to be a right in/right out access.

As allowed by the PUD Code (SMC Chapter 17G.070), this project requests the following deviations from the underlying R1 Zone:

- Neighborhood Commercial uses as allowed by the PUD Code.
- Transfer of Development Rights to preserve critical areas (steep slopes), thereby allowing for multifamily residential between Johannsen Avenue and Muckleshoot Lane.
- Lot Dimensional Standards, specifically regarding frontage requirements for the auto-court lots and lots that take primary access via the private street system.
- Reduction in lot depth requirements to a minimum of 45 feet for auto court lots and cottage lots.
- Private streets are proposed throughout the development and will be the primary means of ingress and egress for single-family lots along the northeast corner of the property. HOA's and Road Maintenance Agreements will be prepared at time of Final Platting.

As part of the PUD process, several housing types are proposed for this site, including detached and attached single-family, compact residences, auto-court residences, cottages and multifamily. Below are snippets of the proposed housing types and the proposed unit count, additional information is included in the Preliminary Plat and PUD plans.



Figure 1: Single Family Homes: 31 lots, 31 units.



Figure 2: Single Family Homes: 31 lots, 31 units.



PH1A (5)  
APARTMENT BUILDING (24 OR 32 UNITS)

Figure 3: Apartments: 54 lots, 324 units.



PH3A PH2 &PH3A  
TOWNHOMES

Figure 4: Townhomes: 114 lots, 114 units.



PH3A  
AUTO COURT HOME

Figure 5: Auto Court Homes: 120 lots, 120 units.



PH3B  
COMPACT HOME

NOT TO SCALE



PH3B  
COMPACT HOME

NOT TO SCALE

Figure 6: Compact Homes: 37 lots, 37 units.



PH1A & PH2  
DUPLEXES

NOT TO SCALE



NOT TO SCALE

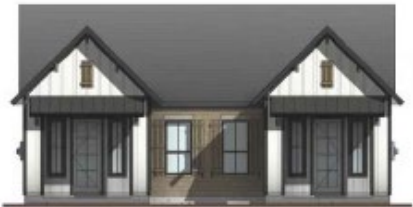


Figure 7: Duplexes



PH2 & PH4  
COTTAGE HOME

NTS



PH2 & PH4  
COTTAGE HOME

NTS



PH2 & PH4  
COTTAGE HOME

NTS



PH2 & PH4  
COTTAGE HOME

NTS



PH2 & PH4  
COTTAGE HOME

NTS

Figure 8: Cottage Homes: 27 lots, 126 units.



Figure 9: Cottage Homes: 27 lots, 126 units.

13. Location of the proposal: Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal occurs over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist.

This project is located at 9802 N. Nine Mile Road on parcel numbers 26164.0046, 26164.0018, 26163.0017, 26164.0031, 26211.0201, 26211.0211, 26211.0101, 26211.0054, 26211.0057, 26214.0051, 26214.0058, 26214.0053, totaling approximately 136.52 acres of land. The project is in the southeast ¼ of Section 16 and the east ½ of Section 21, Township 26 N., Range 42 E., W.M, City of Spokane, Spokane County, Washington. The project is approximately 1.5 (from the southern point) to 3.0 (from the northern property line) linear miles north of the intersection of Nine Mile Road and Francis Avenue. See the preliminary plat application, a copy of which is submitted with this SEPA Checklist.

- |                                                                           |                                         |                             |
|---------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| 14. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| The General Sewer Service Area?                                           | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| The Priority Sewer Service Area?                                          | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| The City of Spokane?                                                      | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

15. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

(1) Describe any systems, other than those designed for the disposal of sanitary waste installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

This proposal lies in the high susceptibility area of the ASA and CARA. The project proposes to use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSW), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries to the underlying type A and B soils. The anticipated disposal rate will be appropriate for the design option chosen. A concept storm report, per the SRSW guidelines, has been prepared for this project. The concept storm report evaluated the site using the SCS method. At this time the overall site is anticipated to generate 4.40 cfs and 17.72 cfs of runoff for the 2- and 25-year storms. The volume of runoff generated by these storms is 2.696 and 3.667 acre/feet or 117,176 and 159,734 cubic feet, respectfully. The intent of the project is to store, treat and dispose of all storm water in swales/ponds in the Avista easement area. The area required for ponds that will be 8 feet deep and 15 feet wide would require a total pond length of 1,331 feet in some sort of combination. Since the power line easement portion of the main body of the site is the north half, there are approximately 1,785 feet of length, thereby providing ample room for storm drainage solutions within the easement. See snippet below.

The geotechnical investigation has identified areas where drywells will work at rates greater than allowed in the SRSW. So, for analysis purposes, only 1 cfs per drywell was used for the SCS calculations. A snippet of the rates determined by the Geotechnical Engineer are shown below.

| Test Pit ID | Sample Depth (ft) | Fines (%) | Hydraulic Conductivity (in/hr) <sup>1</sup> | Normalized Outflow Rate (cfs/ft) <sup>2</sup> | Safety Factor <sup>4</sup> | Factored Outflow Rate (cfs)<br>Single Depth H=6 | Infiltration Feasibility |
|-------------|-------------------|-----------|---------------------------------------------|-----------------------------------------------|----------------------------|-------------------------------------------------|--------------------------|
| 2212        | 8-9               | 8.1       | 17                                          | 0.036                                         | 2.3                        | 0.09                                            | Limited                  |
| 2220        | 7-8               | 8.1       | 17                                          | 0.036                                         | 2.3                        | 0.09                                            | Limited                  |
| 2207        | 10-11             | 1.3       | 550                                         | 0.69                                          | 1.3                        | 3.2                                             | Yes                      |
| 2225        | 8-9               | 1.9       | 270                                         | 0.38                                          | 1.3                        | 1.7                                             | Yes                      |
| 2236        | 9-10              | 3.5       | 86                                          | 0.14                                          | 1.3                        | 0.65                                            | Yes                      |

1. in/hr - inches per hour (in<sup>3</sup>/in<sup>2</sup>/hr)  
2. cfs/ft - cubic feet per second per foot  
3. cfs - cubic feet per second  
4. Safety factors from SRSW Table 4A-1



- (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 the development of the project, it would be expected that household volumes of these types of chemicals will be stored above ground in appropriately sized containers of less than 5 gallons. No above ground storage tanks are anticipated with the completed residential development. During construction, no large volume of chemicals will be stored on site. Future commercial uses such as a gasoline station or other use may utilize underground or aboveground storage tanks for the storage of fuels or solvents. Any future commercial use may require a further SEPA amendment or additional checklist once that use is known.

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

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 may occur and are anticipated to be handled prior to leaving any hard surface areas such as garages and driveways.

- (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, since no large volumes of chemicals are anticipated to be stored onsite within the residential development, there is no direct spill or leak risk to groundwater.

b. Stormwater

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

Based on well logs in the area, depth to groundwater varies approximately 20 to 50 feet below grade.

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

Yes, stormwater may be discharged into the ground as allowed per the SRSM, which requires treatment prior to discharge, treatment levels are expected to meet or exceed those required in the SRSM. 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)?

As shown on the preliminary plat, there are slopes exceeding 30%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

According to a USDA NRCS soil report, as noted in the geohazard and geotechnical evaluations the following soil types are found onsite:

Geologic mapping of the area shows the site is underlain by Quaternary alluvium (Qal), Quaternary alluvial fan deposits (Qaf), and Pleistocene outburst flood deposits, predominantly sand (Qfs) (WSDNR, 2004). The Natural Resources Conservation Service (NRCS) lists the native soils associated with the site as described below in Table 1.

**Table 1. NRCS Soil Units**

| Soil Unit Number | Soil Unit Name                               | Slopes           | K Factor, Whole Soil |
|------------------|----------------------------------------------|------------------|----------------------|
| 3120             | Marble loamy Sand                            | 0 to 8 percent   | 0.05                 |
| 3121             | Marble loamy Sand                            | 8 to 15 percent  | 0.05                 |
| 3122             | Marble loamy Sand                            | 15 to 30 percent | 0.05                 |
| 3123             | Marble loamy Sand                            | 30 to 55 percent | 0.05                 |
| 3127             | Marblespring fine gravelly loamy coarse sand | 0 to 8 percent   | 0.05                 |
| 3140             | Springdale gravelly ashy coarse sandy loam   | 0 to 8 percent   | 0.20                 |
| 3143             | Spens very gravelly loamy coarse sand        | 30 to 65 percent | 0.15                 |
| 3147             | Spens very gravelly loamy coarse sand, cool  | 15 to 30 percent | 0.15                 |
| 3148             | Spens very gravelly loamy coarse sand, cool  | 30 to 65 percent | 0.15                 |
| 7116             | Urban Land-Marblespring, disturbed complex   | 3 to 8 percent   | 0.10                 |
| 7120             | Urban land-Marble, disturbed complex         | 0 to 3 percent   | 0.10                 |
| 7121             | Urban land-Marble, disturbed complex         | 3 to 8 percent   | 0.10                 |
| 7122             | Urban land-Marble, disturbed complex         | 8 to 15 percent  | 0.10                 |
| 7123             | Urban land-Marble, disturbed complex         | 15 to 30 percent | 0.10                 |
| 7170             | Urban land-Springdale, disturbed complex     | 0 to 3 percent   | 0.20                 |

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

The site contains erodible soils per the City of Spokane GIS. A geotechnical report and a geohazard evaluation was prepared for the project, please see that document for more information.

- 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 ponds, utilities (wet and dry), streets, lots and building pads and all other aspects associated with a land development project. The grading would involve removal of mostly all organics (grass/shrubs/trees) on site, 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 150,000 cy to 200,000 cy of material onsite, equating to one-foot across 93 acres. No export or import is anticipated other than for road building materials such as crushed rock, pipe bedding, pavements, etc...; 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 Development

Services Center. Please take note that a separate grading and utility application may be made at a later date as a phase of the noted project and should be considered a part of a consolidated permit process.

It should be noted that blasting may occur on this project site within the areas of known or unknown hard rock outcrops for road, utility, drainage and lot construction. Prior to blasting, the blasting company will make appropriate applications with the affected agencies and perform the pre-blasting and post-blasting surveys. Because of the type of high velocity type rock that is common in this area, notice as required will be provided to all adjacent and nearby residents of the blasting process as to date, time and duration. The blasting company employed will use all required manner of notice, applications, coordination that are usual and customary for this type of operation.

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

Some minor localized erosion from wind and rain may occur during construction but would be mitigated using appropriate BMPs. No erosion would be expected from the use of the site as surfaces will be stabilized by paving, concrete, buildings, and landscaping.

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

The development of the site will have about 30% to 45% of overall impervious coverage throughout the development which includes roads, sidewalks, driveways, residential buildings, parking areas, etc. Per SMC Table 17C.11.205-1, the maximum building coverage of each lot is 65%

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

Erosion will be reduced and controlled using 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, homeowner 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.

The Northside Landfill is adjacent to the property at the southeast corner about a half mile from the body of the residential development. As this landfill was capped over 30 years ago, any possible odor or emissions from this landfill are not anticipated to affect the proposal.

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

All site development shall comply with Spokane Regional Clean Air Agency (SRCAA), construction related requirements.

### 3. Water

- a. SURFACE WATER:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

The Washington State Department of Natural Resources Forest Practices Application Mapping Tool (FPAMT) indicates that there are no streams onsite. While the site originally contained one fish-bearing stream and several unknown waterways, a certified wetland biologist submitted stream removal applications, which were approved under DNR project number NE-54-25-0083.

- (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, per stream removal NE-54-25-0083, no streams were found onsite.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge materials are anticipated to be placed in or removed from the site.

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

This proposal will not require surface water withdrawals or diversions.

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

*This proposal does not lie within a 100-year floodplain per FIRM panels 53063C0525D and 53063C0530D.*

- (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 (the City of Spokane) per their existing water right. The project anticipates an average daily demand of 516,780.0 GPD (358.9 GPM), a maximum daily demand of 1,343,628.0 GPD (933.1 GPM) and a peak-hour demand of 2,284,167.6 GPD (1,586.2 GPM). The project's treated stormwater will be discharged to the underlying soils and groundwater as allowed per the Spokane Regional Stormwater Manual (SRSM). A project/phase specific storm drainage report will be provided when the project site is in the design process. However, a concept storm evaluation dated December of 2025 has been provided for the preliminary plat 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 wastewater will be discharged via septic or other onsite systems. The subject site is in and will be served by the City of Spokane public sewer. The capita flow of the project without peaking factor is anticipated to be 198,000 GPD (137.5 GPM) with a peak flow of 396,000 GPD (275.0 GPM). The City of Spokane design standards assume 2.5 persons per residence for sewer and water calculations.*

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, multi-unit buildings, streets, sidewalks, driveways, parking lots, access aisles, 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, retention and/or detention ponds, galleries, etc.

This proposal lies in the high susceptibility area of the ASA and CARA. The project proposes to use stormwater disposal methods consistent with Spokane Regional Stormwater Manual (SRSW), which may include grassed percolation areas, evaporation ponds, L.I.D. Ponds, drywells, detention and/or retention ponds and gravel galleries to the underlying type A and B soils. The anticipated disposal rate will be appropriate for the design option chosen. A concept storm report, per the SRSW guidelines, has been prepared for this project. The concept storm report evaluated the site using the SCS method. At this time the overall site is anticipated to generate 4.40 cfs and 17.72 cfs of runoff for the 2- and 25-year storms. The volume of runoff generated by these storms is 2.696 and 3.667 acre/feet or 117,176 and 159,734 cubic feet, respectfully. The intent of the project is to store, treat and dispose of all storm water in swales/ponds in the Avista easement area. The area required for ponds for these events would be 8 feet deep and 15 feet wide with a total pond length of 1,331 feet (2,662 feet using both sides of the Avista easement) in some sort of combination. Since the power line easement portion of the main body of the site is the north half, there are approximately 1,785 feet of length, thereby providing ample room for storm drainage solutions.

It should be expected that pre-developed flows, if any, will continue to be discharged in the manner that they exist today to downstream properties. It should be noted that some minor basin modifications to this site that will positively affect the downstream properties will occur as street and home construction intercept upslope water due to rainfall on roadways and be carried to stormwater facilities, it should be expected that generally stormwater will be intercepted, the project does retain the right to discharge the rate and volume of stormwater as calculated in the pre-developed condition, if need be. At this time, no offsite discharges are expected.

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

No, stormwater treatment is required pursuant to the SRSM. All future runoff will be treated in the catchment areas / ponds / swales / etc... before discharge. Waste generated on site will be discharged via public sewer.

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

No, existing pre-developed flows are expected to continue to discharge in the manner that they exist today, wherein no stormwater, generally leaves the site unless it results from a non-standard type storm event such as a rain on snowmelt event. Even then, offsite flows are expected to be minimal. Generally the sheet flow and shallow concentrated drainage patterns being affected are due to the nature of the property as upslope to all surrounding and the construction of roads and utilities will affect basins to treat and discharge any increases in runoff.

- 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. Please see the concept storm report for more information.

**4. Plants**

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

Deciduous trees: ☐ alder ☐ maple ☐ aspen

Other:

Evergreen trees: ☐ fir ☒ cedar ☒ pine

Other:

☒ shrubs ☒ grass ☐ pasture ☐ crop or grain

☐ orchards, vineyards or other permanent crops

Wet soil plants: ☐ cattail ☐ buttercup ☐ bullrush ☐ skunk cabbage

Other:

Water plants: ☐ water lily ☐ eelgrass ☐ milfoil

Other:

Any other types of vegetation:

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

*At the present time it would be expected that all onsite vegetation would be removed where required or applicable.*

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

*A review of the Fish and Wildlife Map on IPaC identified Spalding's catchfly in the vicinity of the project site. There are 10 plant species listed in Washington. Of these, none are found on site; however, Spalding's catchfly has habitat that covers this region.*

- 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. Street trees will be added as required, however, some allowances for the town homes and narrow rear loaded lots will need to be made as they will not meet the City's street tree standards*

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

There are no known noxious weeds or invasive species known to be on or near the site. As the site is expected to be cleared, all noxious or invasive species if found will be removed and handled in the appropriate manner.

**5. Animals**

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

Birds:            ☒ hawk            ☐ heron            ☐ eagle            ☒ songbirds

Other:

Mammals:       ☒ deer            ☐ bear            ☐ elk            ☐ beaver

Other: *Big brown bat, Townsend's big-eared bat*

Fish:            ☐ bass            ☐ salmon        ☐ trout            ☐ herring        ☐ shellfish

Other:

Any other animals (not listed in above categories):

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

A review of the WDFW PHS and U.S. Fish and Wildlife IPaC Maps did not reveal any critical habitat. There are 21 animal species listed in Washington. Of these, none are found on site; however, the following have habitat that covers this region: yellow-billed cuckoo, bull trout, Suckley's cuckoo bumble bee (proposed endangered species) and monarch butterfly (proposed threatened species). While bull trout have been rarely observed in the Spokane River, stormwater is not proposed to discharge into the Spokane River or its tributaries to affect bull trout habitat. The WDFW PHS also indicates the presence of mule deer, big brown bat, and Townsend's big-eared bat. The precise habitat of both the big brown bat and Townsend's big-eared bat is obfuscated to the township level to protect both species from human interference, and their exact locations are unknown. Please note that the entirety of Township 26, Range 42; Township 25, Range 42; and Township 25, Range 43 is within masked habitat for one or more of the following state sensitive vesper bats: big brown bat, Townsend's big-eared bat, and Yuma myotis.

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

The City of Spokane is part of the Pacific Flyway migration route. An online review of the U.S. Fish and Wildlife IPaC map indicates that bald eagle, California gull, Calliope Hummingbird, Cassin's finch, evening grosbeak, golden eagle, lesser yellowlegs, olive-sided flycatcher and Rufous hummingbird may transit through the area.

- 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 that may lure wildlife from their habitat into the UGA.

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

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

## 6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas as allowed will be made available to each home site or commercial structure 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 residential structures will be 40' max height or as allowed by code which should not affect solar energy collection by neighboring parcels.

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

At this time none are proposed beyond those required by current city, state, county, and national energy codes, most of which are applied at time of building permit.

## 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, large volumes of chemicals are not anticipated to be stored onsite. No additional health hazards are anticipated with this project. The 1.91 acres of commercial property may be developed into a commercial development as allowed in the PUD code, which may include gas stations, urban strip or community/lifestyle type center with restaurants. Certain uses may store gasoline or commercial cleaning agents, etc. onsite. Specific commercial uses are not contemplated in this application and may require a SEPA Amendment or additional environmental review at time of application in addition to additional permitting.

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

There are no special emergency services that would be required for this residential development project beyond those anticipated for the R1 zone.

- (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 hazardous chemicals or conditions that might affect project development and design.

- (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.

No commercial volumes of chemicals or fuels are proposed to be stored onsite during development or construction other than residential private use solvents of less than a gallon. A future commercial use may store toxic or hazardous chemicals such as gasoline or commercial cleaning agents, etc. that are not contemplated under this SEPA that may require additional permitting through the City, WDOE and SRCOA.

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

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

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

No measures are proposed to reduce or control environmental health hazards, beyond those included within the respective City Permit(s).

b. NOISE:

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

Residential levels of noise have been observed from the surrounding development, SR-291, is a noise generator due to speed and tire pressure of the vehicles (large) vehicles that travel this route.

However, noise levels on highways are generally speed dependent, the addition of the roundabout at the main entry will slow travel in this corridor along this frontage to 25+/- MPH and thereby be somewhat self-cancelling. Regardless, these levels of noise are not anticipated to 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 blasting activities as well as from building construction. Long term noise would be typical traffic and occupant noises associated with residential areas such as lawn maintenance activities, kids, pets, etc. Construction noise is anticipated to occur during daylight hours.

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

Construction will be restricted to 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 project site is currently vacant land with the exception of the Volkman residence on 9702 N. Nine Mile Road (to remain) and one additional single-family residence on 9802 N Nine Mile Road (to be removed). The site is encumbered by an approximate 150- to 200-foot easement for Avista electrical transmission lines. These lines generally run from north to south. Adjacent properties include large-lot single-family residential to the north, south with proposed urban residential to the west in the Sundance subdivision and residential development to the east in the Sunset Hills and Ponderosa plat along with HOA properties owned by the Sundance Village HOA as well as the Ponderosa Ridge HOA.

- 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?

A portion of the project site was used as pasture for cattle over 20-years ago. The entire property is currently within the vacant land tax code area, so no farmland or forest land tax status will be converted with this development.

- 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 project is not anticipated to be affected by or affect farm or forestry operations.

- c. Describe any structures on the site.

There are two single-family residences on the site.

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

The project site contains two single-family residences, one of which will be demolished. The existing residence originally owned by Volkman is expected to remain. Additionally, any out-buildings, existing septic tanks or sewer lines will be removed.

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

The current zoning classification of the site is R1.

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

The current comprehensive plan designation of the site is Residential Low.

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

There is no current shoreline master program designation 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 preliminary plat and LIDAR identified slopes exceeding 30%.

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

The site is expected to serve approximately 1,938  $(472*2.8+324*1.9)$  people based upon the Department of Ecology SEPA Guidance of 2.8 persons per residence for single-family (including duplexes and cottages) and 1.9 persons per residence for multifamily.

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

Approximately 3 people would be displaced with this project at 2.8 persons per residence.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

There are no measures proposed to avoid or reduce displacement impacts, as none are anticipated.

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

The project will be approved and developed in accordance with the applicable City codes and standards for residential development, streets, and utilities and the subsequent conditions of approval.

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

There are no proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance.

## 9. Housing

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

Approximately 790 additional middle-income housing units are proposed to be provided with this project.

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

The existing single-family residence on 9802 N Nine Mile Road is anticipated to be removed with this project. The residence on 9702 N. Nine Mile Road is anticipated to remain.

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

The removed single-family residence will be replaced with additional single-family detached and attached residences as well as multifamily residences.

## 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, 40'. 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?

Localized street level views of the site from adjacent residences would be altered with development.

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

Street trees 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 development will be illuminated at night consistent with City of Spokane zoning codes and standards. It should be expected that several streetlights will be added as well as additional porch and driveway lights, all to residential scale and levels, with the exception for lighting on SR-291 that will be illuminated to WSDOT standards.

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

Light or glare generated on the project site is not anticipated to be a safety hazard or interfere with views.

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

There are no offsite sources of light or glare that would affect the project.

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

The project will be landscaped, and light produced from the finished residences will be at residential levels.

## 12. Recreation

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

The Centennial Trail and Riverside State Park are all opportunities with the immediate and general area.

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

No, this project will not displace any existing recreational uses.

- 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 impacts to recreation.

## 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.

A review of the DAHP WISAARD and a Cultural Resource Survey revealed no properties onsite that are eligible for national, state, or local preservation registers.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no visible signs of landmarks, features, or other evidence of Indian or historic use or occupation on or near the site, a CRS under DAHP Project Number 2022-07-04762 has been prepared and made a part of this application.

- 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.

GIS data from WISAARD was used to assess the potential impacts to cultural and historic resources on or near the project site. In anticipation of the DAHP comment that the project site is within the base layer, a CRS was prepared under DAHP 2022-07-04762. An inadvertent discovery plan will be prepared noting that during construction, if any artifact or human remains are discovered the project will stop in that area, and the City and owner will be notified.

- 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.

There are no proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance of resources beyond following local, state, and federal laws, which may include an inadvertent discovery plan.

#### 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.

This site is served by Nine Mile Road (SR 291) and could be served by Lowell Avenue, although it is an unimproved ROW at this time. Additionally, Barnes Road terminates at the far easterly property line and Right-of-Way will be dedicated but not built for future connection to the south as part of this project as no direct connection to Pine Meadow Road exists today as that access will need to be acquired by/through the City of Spokane or Spokane County.

- 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 closest transit stop is approximately 3.4 miles from the Teepee intersection with SR-291 to the transit stop at Driscoll and Rowan for bus routes 35 and 22, there are no legal accesses to that stop from the property for several miles. The closest park and ride would be at the Five Mile Park and Ride, adjacent to the Five Mile Shopping Center at Maple/Ash and Five Mile Road approximately 5.0 miles from the Teepee intersection.

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

Each single-family or duplex residence will have at minimum two garage spaces and two driveway spaces for a total of 300 (75\*4) designated parking spaces. Each townhouse, cottage, auto court lot and compact

lot will have at minimum one garage space and one driveway space for a total of two designated parking spaces for a total of 786 (393\*2) spaces. Multifamily residential parking has not been identified as part of this application, it is not unusual for parking ratio for multi-family to be in the 1.8 to 2.0 spaces per unit for an additional (2 x 324) 648 spaces. This project proposes at minimum 1,734 dedicated parking spaces in addition to street parking. No formal spaces will 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).

This project will construct ten north-south public roads (Makah Drive, Tlingit Drive, Wakashin Drive, Walmsini Drive, Chintimini Drive, Nuxalt Drive, Nooksack Drive, Sinkakius Drive, Lummi Drive, Chimakum Drive), two north-south private roads (Kulshan Lane, Pahtoe Lane,), nine east-west public roads (Crazy Horse Avenue, Tomtom Avenue, Johannsen Avenue, Loowit Avenue, Haida Avenue, Kitamaat Avenue, Red Cloud Avenue, Iwana Avenue, Muckleshoot Avenue), four unnamed north-south public alleys and two unnamed east-west public alleys. Access to this project will be from SR-291 via 5 access points, Muckleshoot, Johannsen, TomTom, Red Cloud and Teepee. The specific configurations have not been established and approved, however, it is assumed that the access at Teepee will be a roundabout, similar to the one approved at 7-Mile Road per the approved Traffic Study for the Sundance development, a copy is in the preliminary plat packet, TomTom is anticipated to be right in/right out only, Muckleshoot and Johannsen would be proposed as full-movement intersections. Future Red Cloud is anticipated to be a right in/right out access.

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

No, this project is not in the immediate vicinity of and 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? (Note: to assist in review and if known, indicate vehicle trips during PM peak, AM Peak, and Weekday (24 hours).

Per the trip generation and distribution letter, this project is anticipated to generate 444 AM peak hour trips, 631 PM peak hour trips, and 7,514 ADT.

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

This project is not anticipated to interfere with, affect or be affected by the movement of agricultural or forest products on roads or streets in the area. As part of the project site grading, the site will be cleared.

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

There are no proposed measures to reduce or control transportation impacts other than participating in the City of Spokane's impact fee ordinance.

#### 15. Public services

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

Yes, this project will result in an increased need for public services; however, the demand for services are not anticipated to increase beyond an acceptable level as anticipated by the Comprehensive Plan.

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

There are currently no proposed impacts beyond following requirements and regulations of municipal or state code.

#### 16. Utilities

- a. Check utilities currently available at the site:

☒ electricity      ☒ natural gas      ☒ water      ☒ refuse service

☒ telephone      ☒ sanitary sewer      ☐ septic system

Other:

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

Sewer and water will be provided by the City of Spokane.

Electricity and natural gas will be provided by Avista.

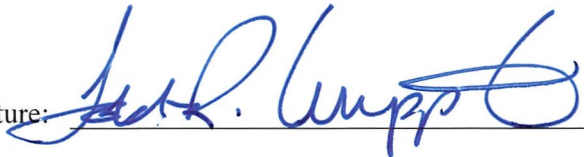
Telephone will be provided by Centurylink.

Refuse services 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: 3/5/20

Signature: 

***Please Print or Type:***

**PROJECT PROPONENT:**

Name: Todd R. Whipple, P.E.

Address: 21 S. Pines Rd.

Phone: (509) 893-2617

Spokane Valley, Wa 99206

**CHECKLIST PERPARER (If different from proponent):**

Name: Austin J. Fuller, AICP

Address: 21 S. Pines Rd.

Phone: (509) 893-2617

Spokane Valley, Wa, 99206

**FOR STAFF USE ONLY**

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

Based on this staff review of the environmental checklist and other pertinent information, staff concludes that:

- ☐ A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
- ☐ B. Probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- ☐ C. There are probable significant adverse environmental impacts and recommends a Determination of Significance.