

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

CPA LI to LDR Environmental Checklist WCE No. 21-3157

File No.

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.

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A. BACKGROUND

1. Name of proposed project, if applicable:

57th & Dowdy CPA

2. Name of applicant:

Whipple Consulting Engineers, Inc.

3. Address and phone number of applicant or contact person:

21 S. Pines Rd, Spokane Valley, WA 99216 Phone: 509-893-2617

Contact: Todd R. Whipple, P.E. and/or Ben Goodmansen, E.I.T.

4. Date checklist prepared:

December 19, 2021

5. Agency requesting checklist:

Spokane County Department of Building and Planning

6. Proposed timing or schedule (including phasing, if applicable):

Comp. planning process through FY 2022; Any future project plans if any, will occur only after the Comp Plan process is finished.

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

Yes, as the request is for LDR, it should be expected that a future Subdivision project consistent with the future zone will be proposed.

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

no other property owned or with options are nearby (400'+/-) or adjacent.

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

A planning level Trip Generation and Distribution Letter.

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:

There are no other applications pending.

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

As this is a non-project action, at this time only SEPA and Land Use Change approvals would be needed. In the future if a project were to move forward other approvals as contemplated within the Growth Boundary would be necessary to develop the property such as building permits, etc....

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

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The project proposes to change the current land use code designation from Light Industrial (LI) to Low Density Residential (LDR). The subject properties are 10.92 acres +/- of undeveloped land. The land has been used as an agricultural field and has not been developed to our knowledge. The subject properties are proposed to be developed to the highest and best use of the property. At the highest density of the proposed zone of 8 units per acre the property has the potential to be developed with 87 units.

The subject properties are within the ACZ5 overlay zone per Spokane County Zoning Code 14.702.270 (A) (1) the density is limited to the LDR zone prior to the implementation of the zone. That density being 6 units per acre. At the highest density of the proposed zone of 6 units per acre the property has the potential to be developed with 65 units.

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12. Location of the proposal: Give sufficient information to 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 subject property is located on the northwest corner of 57th Avenue & Dowdy Road within the E 1/2 of Section 5, Township 24N, Range 42 E, W.M. The parcel numbers for the subject properties are 24051.0403, 24051.0408, & 24051.0402.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? **Yes**
- The General Sewer Service Area? **Yes**
 - The Priority Sewer Service Area? **Yes**
 - The City of Spokane? (See Spokane County's ASA Overlay Zone Atlas for boundaries.) **NO**

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.)

For this non-project action, there will be no systems constructed or put in place. Systems proposed as a part of a future development would be subject to the DOE UIC requirements as well as the County SRSM.

2. Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what types and quantities of material will be stored?

For this non-project action, there will be no chemicals proposed to be stored on site. The proposed LDR zone is not typically associated with the storage of large quantities of chemicals.

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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.

For this non-project action, there will be no chemicals proposed to be stored on site. The proposed LDR zone is also not anticipated to store chemicals on site, therefore no protective measures are proposed at this time.

B. site, therefore no protective measures are proposed at this time.

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?

For this non-project action, there will be no chemicals proposed to be stored on site. The proposed LDR zone is also not anticipated to store chemicals on site, therefore no protective measures are proposed at this time.

b. Stormwater

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

A review of the well logs on and adjacent to the properties indicate water levels at 40 ft +/- of depth.

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

For this non-project action, there is no system proposed to discharge stormwater. Future development within the LDR zone would be subject to the DOE UIC program and Spokane County SRSRM.

To Be Completed By Applicant

ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one):

flat, rolling, hilly, steep slopes, mountains, other:

The property is generally flat and slopes down from the northwest corner to southern end.

- b. What is the steepest slope on the site? (Approximate percentage slope?)

The slopes vary throughout the site and range from 0% to 8% slope +/-.

- c. What general types of soils are found on the site? (i.e. clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils specify them and not any prime farmland.

3040- Cheney Alecanyon complex, 0 to 8 percent slopes

3113 – Stutler-Springdale complex, 3 to 15 percent slopes

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

There are no unstable soils listed on Spokane County Maps and no indications on site.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill:

For this non-project action, there is no fill associated with the project.

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

For this non-project action, there is no clearing associated with the project, therefore no erosion would occur as a result.

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

For this non-Project action, there are no impervious surfaces proposed. With future development there maybe 45 % of the property covered in impervious surface given the type of zone change request being made.

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

For this non-project action, there is no excavation proposed, so there are no measures to reduce or control erosion on site.

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2. Air

- a. What type of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known:

For this non-project action, there are no emissions proposed, with future development residential type and vehicular emissions are anticipated.

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

There are no known off-site emission sources near the property that would affect this property for this zone change.

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

For this non-project action, there are no measures proposed to reduce emissions

3. Water

- a. Surface

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, or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into:

There are no permanent bodies of water on site.

2. Will the project require any work over, in or adjacent to the described waters (within 200 feet)? If yes, please describe and attaché available plans.

For this non-project action, this element would not apply. For future development, no work is anticipated as there are no bodies of water 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.

For this non-project action, there is no fill and dredge material anticipated.

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4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known:

For this non-project action, no surface water is proposed to be withdrawn or diverted.

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

No, the subject properties are not within a floodplain.

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

For this non-project action, there is no discharge of waste materials to surface waters proposed.

b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose and approximate quantities if known:

For this non-project action, no groundwater is proposed to be withdrawn.

2. Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve:

For this non-project action, there is no discharge of waste materials 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).

For this non-project action, there are no stormwater systems proposed, stormwater will continue to sheet flow as it currently does.

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

For this non-project action, there are no waste materials proposed.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

This non-project action creates nothing that will increase runoff, therefore no measures to mitigate impacts are proposed.

4. Plants

- a. Check or circle 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
- Wet soil plants: *Cattail, Buttercup, Bullrush, Skunk Cabbage, other*

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- Water plants: *Water Lily, Eelgrass, Milfoil, other*
- Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?
For this Non-project action, no vegetation will be removed.

c. List threatened or endangered species known to be on or near the site.
A review of the USFW IPaC and Washington Fish and Wildlife endangered species websites did not reveal any critical habitat. There are 10 plant species listed in Washington. Of these, none are known to be found on site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
For this non-project action, no landscaping is proposed.

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5. Animals

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

Birds: hawk, heron, eagle, songbirds, other:
Mammals: deer, bear, elk, beaver, other:
Fish: bass, salmon, trout, herring, shellfish, other:
Other:

b. List any threatened or endangered species known to be on or near the site:
Following a review of the USFW IPaC Service and Washington Fish and Wildlife Office's listing of critical or endangered species, we have noted that there are 21 animal species listed in Washington State. Of these, none are known to be found on site; however, the following have habitat that covers this region: Yellow-Billed Cuckoo and Bull Trout. Bull Trout have been rarely observed in the Spokane River; however, stormwater from the project site is not anticipated to affect the Spokane River. Therefore, no impact is anticipated. Additionally, Monarch Butterfly, a candidate species has habitat that covers the property.

c. Is the site part of a migration route? If so, explain:
Spokane County is included in the Pacific fly-way, however there is no known specific migration route over the property.

d. Proposed measures to preserve or enhance wildlife, if any:
There are no proposed measures for this non-project action.

6. Energy and Natural Resources

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

For the completion of this non-project action no source of energy will be needed, however Electricity and natural gas are available. Solar and Wind energy maybe available.

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

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This non-project action will not affect solar energy by adjacent northern properties considering the distance and increase in elevation of future buildings.

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

For this non-project action, no measures of energy conservation are proposed.

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:

For this non-project action there are no anticipated exposure risks.

1. Describe special emergency services that might be required.

There are no special emergency services required for this non-project action nor anticipated for future development beyond those already considered for the adjacent landuses.

2. Proposed measures to reduce or control environmental health hazards, if any:

There are no proposed measures for this non-project action.

- b. Noise:

1. What types of noise exist in the area which may affect your project?" (i.e., traffic, equipment, operation, other):

Noise from passenger vehicles on Interstate 90 as well as residential activities are currently present.

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? (i.e., traffic, construction, operation, other). Indicate what hours noise would come from the site:

For this non-project action, no noise is proposed to be created. A future residential development would have typical residential noise from vehicles, maintenance equipment, as well as noise from outdoor recreation.

3. Proposed measures to reduce or control noise impacts, if any:

No impact is anticipated at this time; therefore, no measures are proposed for this non-project action.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The property is currently undeveloped. To the Southwest, South, Southeast, and East are Low Density Residential properties Developed under the Aspen Park PUD. To the west, northwest, north and northeast are Light industrial properties used as agricultural fields or large lot residential uses.

- b. Has the site been used for agriculture? If so, describe:

The land has not been known to have been used for agriculture in the past.

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- c. Describe any structures on the site:
There are no structures located on site.
- d. Will any structures be demolished? If so, which?
No structures are proposed to be demolished with this non-project action.
- e. What is the current Zoning Classification of the site?
The subject properties are currently zoned as LI.
- f. What is the current Comprehensive Plan designation of the site?
The current comprehensive plan for the subject property is Light Industrial
- g. If applicable, what is the current Shoreline Master Program designation of the site?
There is no Shoreline Master Program designation on the subject property.
- h. Has any part of the site been classified as a Critical Area? If so, specify:
The property is listed as having no erodible soils, and moderate susceptibility under CARA.
- i. Approximately how many people would reside or work in the completed project?
No additional persons are proposed to reside or work on the subject properties with this non-project action. With future development at highest and best use 176 persons (65*2.7) may reside onsite at a Density of 16.12 persons per acre which is less than the 180 persons per acre restriction of the airport overlay zone, indicating that the restriction to the previous LDR density of 6 units per acre is more restrictive than the 180 persons per acre.
- j. Approximately how many people would the completed project displace?
Nobody would be displaced by this non-project action
- k. Proposed measures to avoid or reduce displacement impacts, if any:
For this non-project action there are no proposed measures, as there are no displacement impacts as a result of this action.
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
Projected development in the area is anticipated to be a mixture of high, medium, and low density residential, and neighborhood commercial. The proposed change to low density residential will match into the parcels to the southwest, South, Southeast, and East.

9. Housing

- a. Approximately how many housing units would be provided, if any?
Indicate whether high, middle, or low-income housing:
As a non-project action, no housing will be constructed. With future development at highest and best use 65 units may be built (10.92*6 units/ac)
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing:
With future development no residential units would be replaced.
- c. Proposed measures to reduce or control housing impacts, if any:

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For this non-project action, There are no anticipated impacts nor proposed measures.

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?

There are no proposed structures, proposed with this non project action. Future development would be allowed to the maximum allowed (35 feet) within the zone.

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

No views would be altered or obscured by this non project action. Future Development would be restricted to ground level views similar in height to the surrounding ponderosa pine trees.

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

For this non-project action, There are no proposed measures.

11. Light and Glare

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

For this non-project action, no light or glare will be produced. A future project on the subject properties may incorporate street and building lighting consistent with low Density Residential land uses.

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

No light will be produced with this non-project action.

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

Light and Glare from I-90 and the airport may affect this property. However proper screening should reduce such impacts.

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

There are no proposed measures for this non project action.

12. Recreation

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

There are informal recreation opportunities at Snowden Elementary.

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

For this non project action and with future development no recreation facilities will be displaced.

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

As there is no anticipated impact, there are no measures proposed at this time.

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13. Historic and Cultural Preservation

- a. Are there any places or objects listed on or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe:

There are no known places or objects, on the property given a WISAARD search.

- b. Generally describe any landmarks or evidence of historic archaeological, scientific, or cultural importance known to be on or next to the site.

There are no known landmarks or evidence on the property.

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

There are no proposed measures at this time. A future construction project may be required to conduct a Cultural Resource Survey, and have an Inadvertent Discovery Plan (IDP) prior to excavation.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plants, if any.

The property has access to 57th Avenue Dowdy Road, and Aspen Road Alignment.

- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

No, the closest transit stop is the west plains transfer center on Westbow Road approximately 2 miles away.

- c. How many parking spaces would the completed project have? How many would the project eliminate?

For this non-project action, no parking spaces would be completed.

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

For this non-project action, no roads or street improvements will be completed with the project.

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

This non-project action does not occur within the immediate vicinity of these services, therefore, the non-project or any future actions are not anticipated to use these alternative modes of transportation.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

For this non-project action, no additional trips are proposed to be generated, with approval in future applications additional trips may be generated.

Per the planning level trip generation and distribution letter, that was prepared to analyze the highest and best use of the proposed zone with restriction, the

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potential 65 units of a concept subdivision are anticipated to generate 51 AM peak hour trips, 68 PM peak hour trips and 700 average daily trips to and from the property. Please see the PLTGDL for a complete comparison of trip generation for the existing and proposed zoning.

Per the PLTGDL the proposed zone is anticipated to generate 34 less AM peak hour trips, 0 additional PM peak hour trips, and 260 less average daily trips to/from the site.

g. Proposed measures to reduce or control transportation impacts, if any:
There are no proposed measures for this non-project action at this time.

15. Public Services

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

For this non-project action, and future development no additional public services are anticipated.

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

There are no proposed measures for this non-project action.

16. Utilities

- a. Circle 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.

For this non-project action, no utilities are proposed to be used.

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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: 12-19-21 Print Name: Ben Goodmansen, E.I.T.

Signature: 

Proponent Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Road

Phone Number(s): Home: (509) 893-2617 Mobile: _____

Email Address: bgoodmansen@whipplece.com

Name of person completing form: _____

Address of person completing form: _____

Phone number(s) of person completing form: _____

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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. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with condition.
- _____ C. There are probably significant adverse environmental impacts and recommends a Determination of Significance.

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D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would allow for a residential development that may increase the amount of household water and air discharges. The proposal as a residential development would not be anticipated to store or release any toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

A residential development is regulated and while the addition of residences to the area would be an increase, the amount of increase is not anticipated to have an impact given the utility infrastructure on site and the multiple transportation routes to and from the area.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
Development under either zoning code would remove existing vegetation where necessary during construction and provide appropriate landscaping, that at the completion, will provide some structure and animal resources in an urban development. However, it would not create habitat that would draw animals away from habitat outside of the UGA.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

There are no proposed measures, other than existing rules and regulations.

3. How would the proposal be likely to deplete energy or natural resources?
The property does not provide energy or natural resources for a business of industry. However the increase in density may preserve a potable water resources compared to manufacturing within the Light Industrial zone.

Proposed measures to protect or conserve energy and natural resources are:

There are no proposed measures, other than existing rules and regulations.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmland?

There are no environmentally sensitive areas on site or adjacent to the property. So a development under either zone is not anticipated to affect environmentally sensitive or designated areas.

Proposed measures to protect such resources or to avoid or reduce impacts are:

There are no proposed measures, other than existing rules and regulations.

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5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no shorelines on the property, so development under either zone would have no impact.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no proposed measures, other than existing rules and regulations.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The proposal is not anticipated to increase traffic on local roads and intersections please see the planning level trip generation letter.

Proposed measures to reduce or respond to such demand(s) are:

There are no proposed measures at this time.

7. Identify, if possible whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with local, state, or federal laws.

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-960) Section 11.10.230(1)

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: 12-19-21 Print Name: Ben Goodmansen, E.I.T

Signature: 

Proponent Name: Whipple Consulting Engineers, Inc.

Address: 21 S. Pines Road

Phone Number(s): Home: (509) 893-2617 Mobile: _____

Email Address: bgoodmansen@whipplece.com

Name of person completing form: _____

Address of person completing form: _____

Phone number(s) of person completing form: _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the Environmental Checklist and other pertinent information, the staff concludes that:

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