



Spokane County WASHINGTON

BUILDING & PLANNING DEPARTMENT
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SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

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 help 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.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: *Mons Terram LLC Comp Plan Amendment CPAIR-0002-21*

2. Name of applicant: *Gary Schimmels,*

3. Address and phone number of applicant and contact person:
Applicant: *POB 19351 Spo. WA. 99219*
Agent *Dwight Hume 9101 N Mt. View Lane Spo WA 99218 509-435-3108*

4. Date checklist prepared: *April 2022*

5. Agency requesting checklist: *Spokane County Planning*

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

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. *Possible BSP and/or subdivision within the subject property once approved for Mixed Use.*

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
A wetland mitigation plan was accepted by Spokane County for the subject property as part of the review and approval of a Binding Site Plan commonly known as BSP-118-19.
An MDNS was approved for the same BSP.

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.
If this is not approved for MU, then the current BSP-118-19 will be recorded and implements for 59 lots of Light Industrial uses.

10. List any government approvals or permits that will be needed for your proposal, if known.
Comprehensive Plan Amendment and corresponding zone change.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

A 108.24 acre site for mixed use as 1) Commercial/Retail (5 acres); 2) Coffee shop and Bakery (3 Acres); Townhouse and Apartments (84.53 acres) Park Open Space of useable wetlands (14.71 acre) totaling 108.24 acres.

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

The site fronts I -90 on the North; Abbott Rd along the East; Thorpe Rd along the South forming a combined total of 108.24 acres. Parcel #'s 25342.9097; 25345.9109; 25342.9084; 25243.9111.

B. Environmental Elements [\[HELP\]](#)

1. **Earth** [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?
N/A this is a non-project action

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. *N/A this is a non-project action*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. *N/A this is a non-project action*

- 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. *N/A this is a non-project action*

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. *N/A this is a non-project action*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? *N/A this is a non-project action*

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: *To be determined at time of further land use review as a BSP and/or subdivision.*

2. Air [\[help\]](#)

- a. What types 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. *N/A this is a non-project action*

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *I-90 traffic could contribute to offensive air emissions.*

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: *To be determined at time of subsequent project review by applicable agencies.*

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

- 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. *See Wetland Mitigation Plan approved by Spokane County on January 24, 2020 in File # BSP-118-19.*

- 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. *To be determined at time of subsequent land use permits and in compliance with applicable wetland mitigations.*

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *Per the WMP, fill has been placed within "Wetland B".*

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. *Unknown, pending future project permit review.*

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *No*

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No*

B.

G

round Water: [\[help\]](#)

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*

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. *Unknown, to be determined at time of individual project permit processes.*

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) 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. *To be determined at project review. This is a non-project action.*

2) Could waste materials enter ground or surface waters? If so, generally describe. *To be determined at project review. This is a non-project action.*

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *To be determined at project review. This is a non-project action.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *To be determined at project review. This is a non-project action.*

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site:

 deciduous tree: alder, maple, aspen, other evergreen tree: fir, cedar, **pine**, other shrubs **grass** pasture crop or grain Orchards, vineyards or other permanent crops. **wet soil plants**: cattail, buttercup, bullrush, skunk cabbage, other **water plants**: water lily, eelgrass, milfoil, other other types of vegetation

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

To be determined at project review. This is a non-project action.

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

Unknown

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- Upon approval, the development will adhere to the wetland mitigation plan and applicable landscape standards of the development code.*

- c. List all noxious weeds and invasive species known to be on or near the site.
- Unknown*

5. Animals [\[help\]](#)

- a.
- 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.

Examples include:

birds: **hawk**, heron, **eagle**, **songbirds**, other:

mammals: **deer**, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other

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

- c. Is the site part of a migration route? If so, explain. *Unknown*
- d. Proposed measures to preserve or enhance wildlife, if any: *None*
- e. List any invasive animal species known to be on or near the site. *Unknown*

6. Energy and Natural Resources [\[help\]](#)

- 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.
To be determined at time of project review. This is a non-project action.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *No*
- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: *Future projects will be required to meet applicable energy codes.*

7. Environmental Health [\[help\]](#)

- 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. *No*
- 1) Describe any known or possible contamination at the site from present or past uses. *Unknown, see BSP-118-19 if applicable.*

- 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. *To be determined at time of subsequent land use actions.*

- 3) Describe any toxic or hazardous chemicals 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. *Unknown, this is a on-project action.*

- 4) Describe special emergency services that might be required. *N/A*

- 5) Proposed measures to reduce or control environmental health hazards, if any:
Compliance with applicable development standards.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? *Freeway traffic, air traffic and adjacent industrial uses.*

- 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.

Non-project action. To be determined at time of project proposals.

- 3) Proposed measures to reduce or control noise impacts, if any:
Compliance with applicable noise regulations.

8. Land and Shoreline Use [\[help\]](#)

- 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.

Existing: Vacant

North: I-90

East: Warehouse storage and residential

West: Industrial Warehouse, Retail and Institutional

South: Industrial Warehouse and residential

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? *No*

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:
No

- c. Describe any structures on the site. *Vacant, former buildings are demolished.*

- d. Will any structures be demolished? If so, what? *N/A*

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

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

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

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *See Wetland Mitigation Plan approved by Spokane County in BSP-118-19*

- i. Approximately how many people would reside or work in the completed project? *Approximately 6000.*

- j. Approximately how many people would the completed project displace? *None*

- k. Proposed measures to avoid or reduce displacement impacts, if any: *N/A*

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: *The subject site is adjacent to Light Industrial zoning on the west, south and east and flanked by I-90 along the north border. Development would be in compliance with applicable development regulations concerning setbacks, use and landscape screening, any of which would require public hearings and department scrutiny*

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *N/A*

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. *1691 DU's in various forms as townhouses, apartments or detached. Income level to be determined.*

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. *None*

- c. Proposed measures to reduce or control housing impacts, if any: *The intent of this proposal is to provide approximately 1700 DU's.*

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
To be determined at time of permit review.
- b. What views in the immediate vicinity would be altered or obstructed?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
None

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? *To be determined at time of project review.*
- b. Could light or glare from the finished project be a safety hazard or interfere with views? *To be determined at time of project review. Outdoor lighting would be down casted.*
- c. What existing off-site sources of light or glare may affect your proposal?
None
- d. Proposed measures to reduce or control light and glare impacts, if any:
Down casting of outdoor lighting.

12. Recreation [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? *None*

- b. Would the proposed project displace any existing recreational uses? If so, describe. *No*

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The subject site will include 14.71 acres of wetland and buffer area for passive recreation.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. *No*

- 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. *To be determined as part of site development.*

- 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 archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. *None, this is a non-project action and will be followed with development permit review requiring impact reporting and mitigation.*

- 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. *See item "C" above*

14. Transportation [\[help\]](#)

- 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. *I-90 to Geiger Exit to Thorpe Rd to Abbott Rd. Access from the site would use Thorpe Rd and Abbott for outbound trips. (See Trip Distribution Letter submitted herewith).*
- b. Is the 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? *As of December 2021, STA did not have any plans for transit routes in this area, but remained open to consideration of new routes if and when needed.*
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? *To be determined under subsequent review of project level development.*
- 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).

Per conditions of approval in BSP-118-19, Thorpe RD will require paving expansion to match adjacent new improvements plus curb and sidewalk. Abbott Rd will require additional paving curb and sidewalk adjacent to the subject frontage as well as approximately 500 ft of guardrail from the subject property northerly frontage to the intersection of Abbott Rd and Garden Springs. Moreover, the site is subject to voluntary impact fees.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. *The site is within the Airport Overlay Zone and within ACZ-5 with a small portion (500' in the ACZ-3 at Thorpe.*
- 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 nonpassenger vehicles). What data or transportation models were

used to make these estimates? *See Trip Distribution Letter attached hereto).*

- 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, generally describe. *No*
- h. Proposed measures to reduce or control transportation impacts, if any: *Compliance with applicable conditions of approval at project level review and payment of impact fees if applicable.*

15. Public Services [\[help\]](#)


- 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, there would be a need for public services for schools, police and fire protection and possibly public transit.*
- b. Proposed measures to reduce or control direct impacts on public services, if any. *Compliance with applicable conditions of approval concerning these services.*

16. Utilities [\[help\]](#)

- 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. *All of said services have approved of the previous BSP for this site.*

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 
Name of signee DWIGHT J. HUME
Position and Agency/Organization Agent for Owner
Date Submitted: 4-21-22

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to 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 the 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?
A mixed use of the subject site for retail, residential and passive open space would have minimal impacts to drainage and/or emissions to the environment.

Proposed measures to avoid or reduce such increases are:

On site drainage controls and possible participation in a Regional Stormwater Facility Service Area

2. How would the proposal be likely to affect plants, animals, fish, or marine life? *There would not be any impacts to plants, animals fish or marine life.*

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

The approved Wetland Mitigation Plan will ensure preservation of aquatic plants and habitat served by these wetlands.

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are: *The use of this vacant site would have no impacts upon energy and natural resource depletion due to compliance with applicable energy code regulations for the physical development of uses.*

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, floodplains, or prime farmlands? *There are designated wetlands on site.*

Proposed measures to protect such resources or to avoid or reduce impacts are: *See approved Wetland Mitigation Plan for this site and its approved BSP-118-19.*

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 is a shortage of available land for residential use and a surplus of industrial designated land. This conversion to mixed use brings the comprehensive plan into closer compliance with the GMA mandates concerning land quantity requirements. Zoning standards further ensure land use compatibility, albeit in this case surrounded by major transportation systems and/or industrial uses and zones.

Proposed measures to avoid or reduce shoreline and land use impacts are: *See above comments.*

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

The subject site has been reviewed for a 108 acre binding site plan for 59 industrial use lots amidst two designated wetlands. (BSP-118-19). In said approval, all aspects of land use impacts were addressed and conditioned accordingly. It is therefore expected that the same agencies reviewing this proposal will depend upon their previous analysis for industrial use with similar conditions for mixed use improvements.

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

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