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**STAFF USE ONLY**

<b>Date Submitted:</b> _____	<b>Received by:</b> _____	<b>Fee:</b> _____
<b>PLUS #:</b> _____	<b>File #:</b> _____	

**PART I – REQUIRED MATERIAL**

**\*\*THE APPLICATION WILL NOT BE ACCEPTED IF THE REQUIRED MATERIALS ARE NOT PROVIDED\*\***

- Completed SEPA Checklist**
- Application Fee**
- Reduced Site Plan of proposal in 8½” by 11” or 11” by 17” size**
- Trip Distribution and Generation Letter, if requested by Development Engineering.**

**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 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.

**USE OF CHECKLIST FOR NON-PROJECT PROPOSALS:**

Complete this checklist for non-project proposals, even though questions may be answered "does not apply."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS (Part D). For non-project 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, if applicable

**Painted Hills PRD**

2. Name of applicant:

**Whipple Consulting Engineers, Inc.**

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

**21 S. Pines Road  
Spokane Valley, WA 99206  
Todd R. Whipple, P.E.**

4. Date checklist prepared:

**This SEPA checklist amends and restates the July 22, 2015 and September 2, 2016 checklists that were previously submitted to the City of Spokane Valley. This August 8, 2018 checklist is intended to clarify the project effects on archaeological and cultural resources, public services and schools and also to address flood management design refinements associated with the project.**

5. Agency requesting checklist:

**City of Spokane Valley, WA**

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

**It is anticipated that construction will begin in the Spring of 2019 with the placement and grading of fill material within the 100-year floodplain and future housing area. The project will be phased and the schedule will be market driven. It is anticipated that the phasing will be over a 10-year time period.**

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? **No** If yes, explain.

**There are no plans for future additions, expansions or further activity connected with this proposal.**

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

- **Inland Pacific Engineering Company (IPEC) Geotechnical Reports:**

IPEC Geotechnical Evaluation Reports		
Document	Date	Number
Preliminary Geotechnical Evaluation, Phase I Revised	December 31, 2013 August 29, 2016	1
Geotechnical Evaluation, Proposed Stormwater Pond (Triangle Pond)	October 14, 2014	2
Geo-hazard Evaluation	March 11, 2015	3
Levee Evaluation and Certification, 4403 South Dishman-Mica Road Revised	February 12, 2015 August 29, 2016	4
Proposed Levee, 4403 South Dishman-Mica Road	July 17, 2015	5
Geotechnical Evaluation, Phase 2	July 23, 2015	6
Gustin Levee Evaluation Revised	July 23, 2015 August 29, 2016	7
Supplemental Geotechnical Evaluation (North Pond Borings)	April 19, 2016	8
Full-Scale Drywell Testing Revised	June 28, 2016 August 21, 2017	9
Proposed Street Improvements, Pavement Design	June 26, 2017	10
IPEC- Mounding Analysis	August 22, 2017	11

- **Biological Evaluation and Habitat Management Plan - Submitted July 2015, Revised August 30, 2016**
- **CLOMR (Levee) dated September 10, 2015 (No Longer Applies)**
- **Conditional Letter of Map Revision – Fill (CLOMR-F) to be completed by West Consultants**
- **Letter of Map Revision (LOMR) Request after completion of flood control and floodplain fill.**
- **Stream Typing on Gustin Property has been completed (years 2015-2016) Performed by BSW, Larry Dawes**
- **Cultural Resource Survey of the Painted Hills Residential Development project. Prepared by Plateau Archaeological Investigations, LLC. Dated April 2018**

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.

**Grading and Floodplain Application Spokane County (Gustin Property)**

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

**Local**

- **Preliminary Plat/ Planned Residential Development (PRD)**
- **Transportation Concurrency Certificate (Complete dated 2-23-17)**
- **Street Plan Approval, ROW Permits (COSV)**
- **Sanitary Sewer Plan Approval (Spokane County)**

- Water Plan Approval (Water District 3)
- Building Permits (COSV)
- Landscape Plans (COSV)
- Grading and Erosion Control Permit (COSV)
- SRCAA & WDOE air Quality Permits (as applicable)
- City Floodplain Development Permit & Land Disturbance Permit (COSV)
- Floodplain Development Permit & Land Disturbance Permit (Spokane County)

**State**

- Construction Stormwater General Permit (CSWGP)

**Federal**

- Federal Emergency Management Agency (FEMA) CLOMR-F
- FEMA LOMR

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.)

The proposal is to redevelop a 99.5-acre former golf course into a Planned Residential Development within the City of Spokane Valley. The site will consist of approximately 42 estate type lots, 206 single family type lots, 52 cottage type lots, 228 multi-family units, 52 mixed use units included with retail/commercial uses and preservation of the club house area as a commercial area. Additionally, the site will have 30% greenspace totaling approximately 30 +/- acres with trails that includes a 10-acre park and wildlife travel corridor. The project will include the construction of streets and sidewalks to access the lots as well as water, sanitary sewer and dry utility facilities to serve each lot. Off-site and on-site storm drainage and channel improvements will be made to remove the project area from the compensatory floodplain storage. This includes replacing existing culverts under Thorpe Rd with a box culvert structure and a concrete lined channel to a pipe system leading to a treatment and disposal bed. Additionally, flood flows and seasonal flows along Madison Rd will be routed and disposed of within this system. Fronting street improvements along Dishman-Mica Rd, Thorpe Rd and Madison Rd will include curb, gutter, planting strips and/or swales, sidewalks and/or trails.

Additionally, offsite traffic improvements are anticipated with the project as described in section 14g of this checklist and discussed further in the September 14, 2016 traffic Impact analysis and addendums, prepared by Whipple Consulting Engineers, Inc.

Additional off-site improvements include floodwater piping that will be installed within the existing field ditch across the Gustin property (Parcel # 45343.9052) connecting to an existing excavated pit on 40th Avenue just

south of the Pine Rock Ridge Subdivision. These off-site stormwater improvements are designed to dispose of and remove flood flows originating along Highway 27.

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.

**4403 S Dishman-Mica Rd, Spokane Valley, WA Sections 33 & 34, T25N, R44E, W.M. Parcel numbers 45336.9191, 45334.0106, 45334.0108, 45334.0109, 45334.0110, 45334.0113, 45334.0114, 45334.9135, & 44041.9144.**

**Off-site flood conveyance improvements in Spokane County are anticipated on parcel numbers 45343.9052 and 45344.9108.**

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? **Yes,**  
The general Sewer Service Area? **Yes,** Priority Sewer Service Area?  
**No** (See: Spokane County's ASA Overlay zone Atlas for boundaries).

**The project site is listed within the high susceptibility area as shown in Critical Aquifer Recharge Areas (CARA) Map**

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 spill, or as a result of firefighting activities).

**For the subdivision portion of the project, this proposal will use stormwater disposal methods consistent with the Spokane Regional Stormwater manual (SRSM), which may include grassed percolation areas, evaporation ponds, drywells and gravel galleries depending upon soil types at the locations of the proposed facilities. Anticipated rates will be appropriate for the design option chosen. The 10-year storm volume is anticipated to generate about 100 cfs. Because the system will follow SRSM, there will be a dead storage component of 0.5' in each swale or pond area that would limit direct discharge of items used in the home as well as firefighting activities.**

**The floodplain map modification will allow for the flood events to be disposed of in the open space at the north end of the site. This will involve collecting the flood flows in a concrete channel and pipe system, running through a bio-swale and infiltration ponds and gallery into the glacial sands**

and gravels through drywells and/or gravel galleries. It may be that a portion of the flood discharge system may also be used for onsite stormwater runoff disposal.

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?

**No large quantities of chemicals are anticipated to be stored onsite after construction. Only household chemicals in appropriate "small" quantities are anticipated.**

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.

**Any chemicals stored onsite would be inside commercial/retail buildings or residences with floor drains connected to the sanitary sewer system. These chemicals would be of small household/retail volumes. No bulk storage/use is planned. The project site will be served by public sewer, therefore, no contamination through septic tank disposal systems will occur.**

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, chemicals are anticipated to be stored or handled adjacent to storm drainage facilities**

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

**For the preliminary geotechnical investigations, 31 test pits were dug to a depth of 15 feet and no groundwater or bedrock were encountered. In a later investigation 10 borings were performed and groundwater was found at depths ranging from 11 to 47 feet. Well logs in the area indicate water depths at 50 to 80 feet. A third investigation of 3 borings was performed with groundwater encountered at 71 feet. Depth to bedrock is unknown.**

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

**Stormwater will be discharged into the ground per the SRSM. Because of the treatment requirements in the SRSM, no impacts are anticipated.**

**B. ENVIRONMENTAL ELEMENTS**1. **Earth**

- 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)?

**The site falls less than 1% from south to north. There are some localized steeper slopes due to golf course features such as tee boxes and greens, road embankments, etc. These may range up to 50% (2H:1V) within very short localized distances of 15 to 20 feet. Development grading will soften and remove these features.**

- 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 prime farmland.

**Based on the Natural Resources Conservation Service (NRCS) Soil Map, the majority of the site is Narcisse silt loam, 0 to 3 % slopes, prime farmland. Around the edges of the site there is Hardesty ashy silt loam, 0 to 3 % slopes, prime farmland; Urban land-Springdale, disturbed complex, 0 to 3 % slopes, not prime farmland; Endoaquolis and Fluvaquents, 0 to 3 % slopes, prime farmland if drained; and Phoebe shay sandy loam, 0 to 3 % slopes, prime farmland if irrigated. Based on the preliminary geotechnical investigation, under the topsoil there is a layer of alluvial soils and below this are glacially deposited sands and gravels. These soils will allow for infiltration of stormwater.**

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

**There is no known history of unstable soils on the site or within the immediate vicinity.**

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

**The property will be graded to create the streets, drainage ponds/swales, building pads, parking lots and park features. Final earthwork quantities are unknown at this time, but grading may require the movement of up to 450,000 cubic yards of material, with up to 330,000 cubic yards of import material. Which will be imported from the nearest source approved per City and County standards and brought to the site following City guidelines.**

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

**Some erosion from wind and minor erosion from rain could occur on-site during construction elements. Because of the flatness of the site, the**

**potential for surface water erosion is limited and would be localized to the area of work.**

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

**Approximately 25% of the site would be covered with impervious surfaces after completion of the project.**

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

**Measures as required by the Spokane Regional Clean Air Authority (SRCAA) and Washington Department of Ecology (WDOE) permits will be followed, as will those measures noted in the erosion control plans. The appropriate best management practices found in the Eastern Washington Stormwater Management Manual (EWSWMM) and Spokane Regional Stormwater Manual (SRSW) will be followed. The appropriate erosion control measures to be implemented during construction may include using silt fences, wattles, sediment basins, inlet protection, watering and hydro-seeding. Following construction, soils will be stabilized by paving, building and landscaping/vegetation.**

## 2. Air

- a. What types 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.

**During construction, some fugitive dust could be expected, although the erosion control prevention measures implemented in conjunction with erosion control permits would control these instances. Additionally, there will be exhaust fumes from construction equipment, during construction activities. At the completion of the project construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, home owner and delivery/service vehicles activities such as barbecuing and from additional vehicular trips generated by the project.**

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

**None known**

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

**Use of best management practices, such as watering during grading operations, will be implemented to reduce short term impacts.**



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

**Chester Creek, an intermittent/seasonal stream, flows through the southwest portion of the site. The length of travel from Thorpe Rd to Dishman-Mica Rd is approximately 900 feet. The creek is adjacent to the existing commercial area and has two existing crossings (cart path bridges from the former golf course) that will remain.**

**The Washington DNR (WA DNR) Stream Map identifies the portion of Chester Creek in the vicinity of and on the project site as a Type F (fish-bearing) stream. This designation is likely inaccurate as the stream bed is dry most of the year and there is no upstream or downstream water body that would supply fish to the creek when there are flows.**

**A request will be made to the WA-DNR for stream retyping of Chester Creek to change the designation from F to Ns. The request for retyping will be made after the first phase has been completed.**

**Spokane County maps indicate there is a Type F stream across the Gustin property where the project proposes to pipe an existing agricultural ditch (Gustin Ditch). Application was made to the County/DNR to remove this designation as it does not apply. The County and DNR have approved the removal of the stream designation, thus allowing piping of the ditch.**

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

**Yes. Construction activities occurring within 200 feet of Chester Creek include the previously described roadway improvements to Dishman-Mica Road and Thorpe Road, filling the areas to the east to CLOMR-F elevations, and the extension of the existing cart paths as trails in open space areas, the construction of all or a portion of four (4) residential lots and a portion of a local access street, removal of existing vegetation and planting of new vegetation per a Biological Evaluation and Habitat Management Plan, installing a box culvert extension on Thorpe Road and installing storm drainage facilities, performing maintenance and enhancement, and constructing a portion of the commercial site development. A Biological Evaluation and Habitat Management Plan has been prepared and Chester Creek requires a 100-foot stream buffer. Work will occur to provide additional vegetation in the stream buffer and the stream buffer mitigation areas. A map of the affected areas is included within that report.**

2. 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.

No fill or dredge material is proposed to be placed within the channel of Chester Creek as identified by West Consultants.

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

The proposed development will redirect floodwaters that currently enter the site, to two separate storage, treatment and discharge facilities. Floodwaters currently enter the property from three separate off-site areas—from the south under Thorpe Road, from the east under Madison Road, and occasionally from the northwest from Highway 27.

Please see the Flood Control Narrative prepared by Whipple Consulting Engineers for a complete and detailed description of the area floodwaters, the diversion of the floodwaters into treatment, storage, and discharge facilities.

In general, the floodwaters to the south are collected at Thorpe Road and piped along Madison Road to the flood facilities located at the north end of the project. The flows from the east side of Madison Road are also collected and piped to the flood facilities. The floodwater that flows from a culvert under Highway 27 is captured within a manhole and piped to a storage, and discharge facility located at the east end of 40<sup>th</sup> Avenue.

In general, the proposed floodwater facilities have been designed to remove the project site as well as adjacent properties from the flood zones as indicated on the FEMA floodplain map. Submittal of the CLOMR- F will finalize that process.

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

Per FIRM Panel FM53063C0751D, four flood zone designations occur on the proposed development site:

Zone AE, base flood elevations

Zone AE, Regulatory Floodway;

Zone X, areas of 0.2% annual chance flood, areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood; and

Zone X, Area of Minimal Flood Hazard, areas determined to be outside the 0.2% annual chance floodplain (. )

The site contains a compensatory storage area as defined in SVMC 21.30.100 Per this designation, development must compensate for any loss of flood storage or infiltration capacity onsite. The intent behind the compensatory requirement is to ensure that post development conditions do not cause an increase to the 1% annual chance water surface elevations or increase downstream flood flows” Please see West Consultants CLOMR-F report for a detailed analysis of the proposed changes to the floodplain and compensatory storage.

In general, post-development, off-site floodwaters will be directed to one or more storage, treatment, and discharge facilities, thereby maintaining the compensatory storage consistent with the provisions under SVMC 21.30.100. Please see the Flood Control Narrative for details of the proposed facilities.

5. 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 production waste materials are proposed to be discharged to surface or ground waters.**

b. Ground:

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

**No groundwater will be withdrawn from this site. Stormwater flows generated by the project will be discharged to the underlying soils and groundwater as allowed per SRSM. These flows have not yet been determined but will be consistent with other like and kind developments within the City of Spokane Valley. Additionally, the seasonal flow of water from the Chester Creek dike/bank breach upstream of the site and the basins east of the site will be captured and discharged via infiltration, consistent with the existing condition as described in Section 3) Water a. Surface 4) above. Approximate quantities are listed in that same section.**

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 waste materials from septic tanks or other sources are anticipated as the development is to be connected to public sewer.**

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.

**The source of runoff from this site after completion of the plat will be from the constructed elements of the plat including but not limited to homes, streets, sidewalks, driveways, lawns, open spaces, parking lots, commercial buildings, etc. Stormwater generated on site will not be discharged to other waters. Stormwater will be discharged to on-site catchments or pond areas where it will be treated and then discharged as required by the SRSM to the underlying soils via swale bottoms, pond bottoms, drywells, galleries, etc.**



- 2. Could waste materials enter ground or surface waters? **NO** If so, generally describe.
- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

The Development proposes a flood control system that is designed to capture, treat, store and dispose of floodwaters. Please see the Painted Hills Flood Control Development Narrative, for more detail.

The project subdivision, apartments and commercial development will also be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during design and review as approved by the City.

4. Plants

- a. Check or circle 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
  - 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?  
**All vegetation will be removed except for that in the undisturbed open space areas such as the creek area.**

c. List threatened or endangered species known to be on or near the site.  
**None known.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:  
**A variety of grasses, shrubs and trees will be used throughout the open space and in the developed area landscaping including native plants where practicable.**

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:

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

As documented in the Painted Hills PRD Biological Evaluation, Buffer Averaging and Habitat Mitigation Plan, dated July 20, 2015, revised August 30, 2016, completed by Biology, Soil, and Water, Inc., it was found that there are no National Marine Fisheries Service listed species in the project vicinity. The United States Fish and Wildlife Service (USFWS) has mapping indications of a "potential presence" of Bull Trout habitat on the site. However, per the findings of the Biology, Soil and Water, Inc. report, the project would have no impact on bull trout habitat because the Spokane River in the project vicinity has no documented population of bull trout downstream of the Post Falls dam.

City of Spokane Valley Priority Habitats Map indicates the golf course is elk habitat.

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

The proposed project site is part of the Pacific Flyway, a major north-south bird migration route through North America. Various raptors have been seen on or near the site. Elk may also follow an East-West travel path across the site.

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

For any raptors onsite, care will be used at the time of site grading to not impact raptor nesting sites until the young birds have fledged. The park area across the south end of the project abutting Chester Creek provides an east-west travel path for elk. Stream buffer areas will receive additional vegetation to provide cover for various wildlife species.

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.

Public electricity and natural gas will be made available to each home site for heating and lighting of the houses. Additionally, solar, wind and other sources of power are available if individuals choose to develop their own generators. Wood stoves generally are not allowed without special permits and at this time it is not anticipated that wood heat will be implemented on this project.

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

The project is not anticipated to affect the potential use of solar energy.

- 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:

None at this time beyond those commonly found in "Energy Star" or equivalent appliances, building codes, etc.

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
1. Describe special emergency services that might be required.

**No special emergency services are required because the planned residential development will not require the irregular use of materials that would qualify as an environmental health hazard.**

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

**Coordination with local jurisdictions throughout the PRD and construction process.**

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

**None known**

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.

**Construction and land clearing equipment as well as structure construction noises for the short term. Residential traffic noise and other residential noises such as yard maintenance equipment, domestic pets, occupants, park use, etc. for the long term.**

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

**Construction will be limited to times prescribed in City code.**

8. **Land and shoreline use**

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

**The site is currently a non-operating golf course; however, the club house has been repurposed as a commercial restaurant. The area east of the site is zoned LDR and currently developed with rural residential lots. South of the site again the land is zoned LDR with single family residences, a landscape contracting business and open fields. Areas southwest of the site are zoned LDR and include an auto repair business, railroad line, and open space. Areas west of the site are zoned LDR and include two religious facilities and single-family residences. Areas north of the site are zoned LDR and include a religious facility and single-family residences**

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

**Unknown. The site operated as a golf course between 1989 and 2012.**

- c. Describe any structures on the site.

**There are three buildings on the site. The former clubhouse currently leased as a restaurant with lounge, the golf course maintenance building and the Par 3 play starter shack.**

- d. Will any structures be demolished? **Yes**, If so, what?

**Underdetermined at this time, but perhaps the Par 3 starter shack will be demolished or the maintenance building.**

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

**R-3, Single Family Residential**

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

**LDR, Low Density Residential**

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

**This is not applicable as the project is not adjacent to any bodies of surface water.**

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

**The following critical areas were identified by the City at a pre-application conference: wetlands, fish and wildlife habitat (elk), Chester Creek fish habitat, geologically hazardous areas (alluvium), floodplain. A biological assessment has been performed and there are no wetlands on the site. A stream buffer has been identified with mitigation area for buffer impacts, and the southernmost open space (referred to as park area) will function as a wildlife corridor for elk. A geohazard evaluation was performed and there is minimal risk of geotechnical failure of the alluvium soils. Floodplain impacts are addressed in several sections above in conjunction with storm water.**

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

**It is expected that the project will house approximate 1,400 residents at project completion.**

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

**No people are proposed to be displaced by the project.**

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

**As no people are proposed to be displaced no measures are proposed to offset impacts.**

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

**The project will comply with SVMC 19.50 as well as all other applicable portions of the City municipal code and any conditions imposed with project approval as well as the City's Comprehensive Plan and pertinent portions of RCW 58.17 and RCW 36.702.**

9. **Housing**

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

**Approximately 580 to 600 units would be provided with the project and the price points would accommodate a range of income levels.**

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

**No units are proposed to be eliminated.**

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

**As no units are proposed to be eliminated, no measures are proposed to offset impacts.**

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?

**Heights of structures within the project are not expected to exceed the maximum building height of 35-feet in the R-3 zoning designation and building height as allowed by code. Exterior materials, may be one or a combination of the following: wood, brick, aluminum, lap siding (wood/concrete/vinyl) with cultured or natural stone, windows, doors, asphalt shingles, etc.**

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

**As the project is located in the lowest basin of the area and no views of the surrounding hills or mountains are anticipated to be obstructed.**

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



Consistent with the planned residential development requirements, 30% open space will be provided within the development and will provide a combination of passive and active recreational opportunities.

11. Light and glare

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

**Street lighting, parking lot lighting and residential outside lighting is anticipated to occur from dusk to dawn.**

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

**No light or glare is anticipated to occur that would be a safety hazard.**

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

**None known.**

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

**Street lights will have shielding to meet city foot candle lighting requirements, mounting heights & wattage.**

12. Recreation

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

**Dishman Hills Natural Area with associated trails is 3 miles to the northwest. Castle Park and Brown Park are about a mile from the site to the north. University High School, Horizon Middle School and Chester Elementary School with their associated play fields are within 0.5 miles of the site.**

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

**As the golf course has not been in operation since the year 2012 and the site is not formally designated for public recreation purposes, no recreational uses will be eliminated.**

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

**The project will have open space areas between elements of the site with trails running through the open space areas. There is a 10-acre park and wildlife travel corridor proposed across the south end of the project per the planned residential development and open space plan which is a part of this application.**

**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 landmarks or features located on the project site found on the WISAARD site. A Cultural Resource Survey has been completed on the project site by Plateau Archaeological Investigations, LLC and revealed no evidence of archaeological or historic resources on the site.**

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

**Per the Cultural Resource Survey of the Painted Hills Residential Development Project, Spokane Valley, Washington prepared by Plateau Archaeological Investigations, LLC and dated April 2018, professional archaeologists conducted an intensive pedestrian survey with 28 subsurface probes and found no evidence of archaeological or historic resources on the site.**

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

**Consistent with the findings of the cultural resource survey, should ground-disturbing activities reveal any cultural materials (e.g., structural remains, Euroamerican artifacts, or Native American artifacts), activity will cease and the Washington State Historic Preservation Officer should be notified immediately of the discovery.**

**14. Transportation**

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

**Interstate 90 lies approximately 4 miles north of the site. Access from the interstate can be via Argonne Road/ Dishman-Mica Road or Pines Road/Madison Road. The site is bordered by Dishman-Mica Road, Thorpe Road and Madison Road. Interior project streets and parking lot driveways will tie into these roads.**

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

**No, the nearest transit stop is approximately 0.5 miles north from the north end of the site and 1.0 mile from the south end of the site at the intersection of Pines Road and E 32<sup>nd</sup> Avenue., Spokane Transit Authority (STA) Route 97 serves the south and east portions of the City of Spokane Valley.**

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

**Because of the variety of uses, this number is currently estimated based on approximately two parking spaces for each unit with an additional**

allowance of 30% for visitors and other community parking opportunities. Based on City code for off-street parking requirements and using some approximate multi-family unit sizes and commercial use square footages, the total off-street parking may be in the range of 1200-1400 spaces. No parking spaces are proposed to be eliminated.

- 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).

**Yes, the proposal will require construction of a network of on-site public local access streets to provide access to the residential elements of the project. Access to commercial areas is planned from Dishman-Mica Road and Thorpe Road.**

The following improvements to existing streets will be implemented:

- **Project Frontage improvements to Dishman-Mica Road, Thorpe Road, and Madison Road**
- **Southbound left turn lane at the intersection of Dishman-Mica Road & Thorpe Road**
- **Northbound Right Turn lane at the intersection of 32<sup>nd</sup> Avenue & Pines Road**
- **Participation in the 16<sup>th</sup> Avenue and Pines Road Improvement Project**

For more detail please see the Painted Hills Traffic Impact Analysis, The corresponding Addendum Letters and the Traffic Mitigation Threshold Letter.

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

**No, the project site is not adjacent to water, rail or air transportation.**

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

**Due to the multiple uses proposed in this project, each use produces different types of trips. The overall anticipated driveway Average Daily Trips will be approximately 5,655 vehicles with an AM peak hour trip total of 366 vehicles and a PM peak hour trip total of 482 vehicles. For a more detailed breakdown of trips see the Traffic Impact Analysis. Traffic counts indicated that peak hour volumes would generally occur between 6AM and 8AM and between 4PM and 6PM.**

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

See Traffic Impact Analysis and any associated mitigation, noted in that document specifically and the description of planned road improvements in Section 14d identified above.

15. Public services

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

Yes, an increase in area population resulting from the development of the site will have a net increase in the requirement for use of public services. However, the increase in the project area population may not be significant enough to result necessarily in the construction of additional service facilities. As this area is within the City limits and is planned for low density residential in the Comprehensive Plan, additional service needs would have been anticipated with the Comprehensive Plan which addresses goals and policies for facilities and services.

The Comprehensive Plan covers water (site has water transmission mains in surrounding roads and a public well site adjacent to site), sewer (site is bounded by an interceptor on the west side and collectors west and south to transmit sewage to centralized treatment), stormwater (onsite facilities will handle disposal), police (no City level of service adopted), parks (onsite park/open space exceeds City Comp Plan requirements), libraries (Library District sets Level of Service and has one library in the City), solid waste (transfer station and Waste Management collection satisfies regional level of service), public transit (STA sets service levels and routes), fire and EMS (fire station within a mile of the site meeting regional level of service) and public schools (level of service set by school districts, K-12 schools located within a mile of the site). Notice of the proposed application has been provided to these service providers in conjunction with the land use application and environmental review. The school district has not commented on the application to date.

The City of Spokane Valley is served by four school districts—East Valley, Central Valley, West Valley, and Spokane School District 81. In 2018 the Central Valley School District passed a \$129.9 million school construction bond to fund build a new high school to serve 1,600 additional students, renovate Horizon Middle School to increase capacity by 120 students, and to build a new middle school to serve an additional 600 students. The Spokane School District is currently in the process of early planning for a 2021 new facility construction bond. The added capacity provided by upcoming school construction projects funded by bond measures will help provide additional capacity for students from the project.

While it is anticipated that the project could ultimately house approximately 1,400 residents, it is anticipated that the population of the development will grow with site buildout and will occur over a 10-year period or longer as the housing market dictates. This period will allow for the measured increase of provision of public services in conjunction with increased demand and



with the collection of development revenues that will help fund capital facilities and operational costs of services.

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

The proposed project will be developing at a scale and intensity generally consistent with the planned land use designation for the site which would serve as the basis for regional capital facility and service planning for public service providers. It is anticipated that the development will occur over a 10-year period and that the steady increase in demand for public services will be compensated by increased property taxes and system development charges collected over this measured growth period. As a result, no mitigation measures for public service effects are proposed.

16. **Utilities**

- a. Check utilities currently available at the site:
- ✓ Electricity
  - ✓ Natural gas
  - ✓ Water
  - ✓ Refuse service
  - ✓ Telephone
  - ✓ Sanitary sewer
  - Septic
  - ✓ Other Cable TV
- 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.

Electric - Inland Power & Light  
Natural gas - Avista Utilities  
Water - Water District #3  
Refuse service - Waste Management  
Telephone - CenturyLink  
Sanitary Sewer - Spokane County Utilities  
CableTV - Comcast

The general construction activities will consist of trenches and/or pole modifications/relocations in the rights of way to install the utilities. Enclosures for waste receptacles will likely be constructed in the multi-family and commercial areas.

**C. SIGNATURE**

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: \_\_\_\_\_

Date: \_\_\_\_\_

**D. SUPPLEMENTAL SHEET FOR NON-PROJECT 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 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. Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

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

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

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

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?

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

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?

- a. Proposed measures to avoid or reduce shoreline and land use impacts are



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

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

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

**E. 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 may withdraw any Determination of Nonsignificance that it might issue in reliance upon this check list.

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Please print or type:

Proponent: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Person completing form (if different from proponent):

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_