



Whipple Consulting Engineers, Inc.

September 2, 2016

City of Spokane Valley
Planning Division
11707 E Sprague Ave, Suite 106
Spokane Valley, WA 99206

Attn: Ms. Lori Barlow

Subject: Painted Hills SEPA Checklist (SUB-2015-0001/PRD-2015-0001)

Dear Ms. Barlow:

As we have moved through the process of preparing the CLOMR application, there have been modifications to the project proposal. These modifications affect some of the responses in the SEPA checklist that was submitted with the PRD application. Below is a list of the modifications which are reflected in the attached updated SEPA checklist.

- A.4 Updated the date of preparation.
- A.6. Revised the start year to 2017.
- A.8. Added "Revised stream typing on Gustin property."
- A.10. Added "City Floodplain Development Permit & Land Disturbance Permit, County Grading Permit & Floodplain Development Permit."
- A.11. Added to the storm drain description.
- A.14.a.1. Revised system description concerning floodplain.
- A.14.b.1. Added information concerning boring and groundwater depths.
- B.1) c. Added applicable farmland designations to soils descriptions.
- B.3) a.4) Revised surface water disposal description to match updated proposal.
- B.3) a.5) Revised 100-year floodplain description.
- B.3) b.1) Revised surface water disposal description to match updated proposal.
- B.3) d. Added "and review" in last sentence.
- B.5) d. Revised third paragraph to "DNR stream Map" and fourth paragraph to "WA-DNR". Added fifth paragraph concerning completed stream retyping of the Gustin ditch.
- B.8) h. Revised to specify "environmentally sensitive" areas.
- B.16) Revised electric provider to Inland Power & Light.

Sincerely,
WHIPPLE CONSULTING ENGINEERS, INC.

A handwritten signature in blue ink, appearing to read "Mark Krigbaum". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Krigbaum".

Mark Krigbaum

Cc: file



SEPA CHECKLIST

SVMC 21.20

Community Development – Planning Division

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STAFF USE ONLY

Date Submitted: _____	Received by: _____	Fee: _____
PLUS #: _____	File #: _____	

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: **2528 N Sullivan Rd, Spokane Valley, WA 99216 - Todd R Whipple, PE**
4. Date checklist prepared: **July 22, 2015 updated September 2, 2016.**
5. Agency requesting checklist: **City of Spokane Valley, WA**
6. Proposed timing or schedule (including phasing, if applicable): **Construction to begin spring of 2017 in each of the different housing type areas. Project will be phased and the schedule will be market driven. It is anticipated that the phasing will be over a 15 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.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **Geotechnical Evaluation, Wetlands Investigation, FEMA Floodplain Evaluation, CLOMR, LOMR, Traffic Study, Levee Investigation and Certifications. Revised stream typing on Gustin property.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? **None** If yes, explain.
10. List any government approvals or permits that will be needed for your proposal, if known.
Preliminary Plat/PRD, Street Permits, Sanitary Sewer Permits, Water Permits, Building Permits, Landscape Plans, CLOMR, LOMR, City Floodplain Development Permit & Land Disturbance Permit, County Grading Permit & Floodplain Development Permit.

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 totalling 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 concrete lined channel to a pipe system and drywell/gravel gallery disposal bed. Additionally, flood flows and seasonal flows along Madison Rd will be routed and disposed of with this system. Additionally, the existing field ditch across the Gustin property in Spokane County will have levee improvements and drywells added to the existing borrow pit on 40th Ave for disposal of and removal of flood flows originating along Hwy 27. 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, some offsite traffic improvements may be required as part of the traffic study. These specific improvements are as noted in that document.**

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.**

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).

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 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. 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-infiltration swale and infiltrating the flows into the glacial sands and gravels through drywells and/or gravel galleries. The storage of these facilities will be compensatory to the floodplains to be removed from the project site.**

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**

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.**



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 15 ft 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 ft. 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. Because of the treatment requirements required in the SRSM, no impacts are anticipated. Treatment levels consistent with a sole source aquifer are intended to be implemented in conformance with the Clean Water Act.

B. ENVIRONMENTAL ELEMENTS

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1) Earth

- a. General description of the site (check one): flat, rolling, hilly, steep slopes, mountainous, other
- b. What is the steepest slope on the site (approximate percent slope)? **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).**
- 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 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? **No.**
If so, describe.

- 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. Quantities are unknown at this time, but grading may require the movement of 80,000 to 100,000 cubic yards of material. Should fill be required, it will be imported from the nearest source approved per City and County standards and brought to the site following City guidelines.**

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- f. Could erosion occur as a result of clearing, construction, or use? **Yes**

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, water erosion is anticipated to be very slight and 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)? **25%**
- 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 WSDOE permits received will be followed, as will those measures noted in the erosion control plans. The appropriate best management practices found in the EWSWMM and SRSM 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 intent of the permits would be to control these instances. Additionally, there will be exhaust fumes from construction equipment, etc. At the completion of construction air emissions may be from home appliances such as dryers and gas furnaces, exhaust from yard maintenance equipment, home owner and delivery/service vehicles and personal entertainment activities such as barbecuing.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? **None known.** If so, generally describe.

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.**

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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.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **Yes. Construction activities occurring within 200 feet of Chester Creek include previously described roadway improvements to Dishman-Mica Road and Thorpe Road, the extension of the existing cart paths as trails in open space areas, the construction of all or a portion of 4 residential lots and a portion of a local access street, installing underground storm drainage facilities, performing levee maintenance and enhancement, and constructing a portion of the commercial site development. A stream impact report has been prepared and Chester Creek requires a 100 foot buffer. Work will occur to**

provide additional vegetation in the stream buffer and the stream buffer mitigation areas.

- 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. **None** Indicate the source of fill material. **N/A**

- 4) Will the proposal require surface water withdrawals or diversions? **Yes** Give general description, purpose, and approximate quantities if known. **There is an approximate 64 cfs that flows into the southeast portion of the site from an upstream breach of the Chester Creek dike/bank during some seasonal runoff events via existing culverts. This flow will be diverted under Thorpe Rd in a box culvert and channeled into a pipe system, a desilting channel and then into the ground with drywells and/or gravel galleries. Another approximate flow of 12 cfs that enters the site during some seasonal runoff events at the northeast corner via existing culverts will be diverted to a former sand pit (currently covered by a storm drain easement) in Spokane County where it will be injected into the ground through a series of drywells. There is an approximate flow of 4 cfs during some seasonal runoff events that comes onto the site from the hillside east of Madison Rd through existing culverts. The existing culverts will be extended and enter the pipe/desilting channel system to be disposed of with drywells and/or gravel galleries.**

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

Per FIRM Panel FM53063C0751D, Zone AE, base flood elevations determined. 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, areas determined to be outside the 0.2% annual chance floodplain. The flood zone shown is a compensatory storage area defined as an area where development cannot reduce the volume of water stored per SVMC 21.30.100. Therefore, the development must compensate for any loss of flood storage or infiltration capacity.

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

b. Ground:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? **Yes** Give general description, purpose, and approximate quantities if known. **No groundwater will be withdrawn from this site. Stormwater flows generated within the site will be discharged to the underlying soils and groundwater as allowed per SRSM. These flows have not yet been determined. 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 as described in Section 3) Water a. Surface 4) above. Approximate quantities are listed above in that same section.**

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- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **None.**

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? **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. The intent is to convey stormwater to catchments or pond areas where stormwater will be treated and then discharged as required by the SRSM to the underlying soils via swale bottoms, pond bottoms, drywells, galleries, etc.**

Will this water flow into other waters? **No** If so, describe.

- 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: **As noted previously, the project will be developed following the requirements for stormwater as outlined in the SRSM. Additional measures, if any, will be added if required during design and review and 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

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- 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.



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. **None known.**
- c. Is the site part of a migration route? **None known.** If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:

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.

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

DNR Stream Map indicate that Chester Creek through the site is fish habitat. We disagree with this designation 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.

At this time we have not applied to the WA-DNR for stream retyping of Chester Creek. However, throughout the duration of this project, retyping will be requested to a Ns designation after the first phase has been completed.

County maps indicate there is a Type F stream across the Gustin property where we intend to make levee improvements to the existing agricultural ditch. Application was made to the County to remove this designation as it does not apply. The County has approved the removal of the Type F designation and since this is not a stream it will not have a designation.

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. **No**

c. What kinds of energy conservation features are included in the plans of this proposal?

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

List other proposed measures to reduce or control energy impacts, if any:

None.

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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? **None known.** If so, describe

1) Describe special emergency services that might be required. **None required.**

2) Proposed measures to reduce or control environmental health hazards, if any: **None.**

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. The area east of the site is rural residential lots. South of the site are single family residences, a landscape contracting business and open fields. Southwest of the site is an auto repair business, railroad line, and open space. West of the site are two religious facilities and single family residences. North of the site is a religious facility and single family residences.**
- b. Has the site been used for agriculture? If so, describe. **Unknown. Operated as 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 starter shack.**
- d. Will any structures be demolished? **Maybe** If so, what? **Underdetermined at this time, but perhaps the Par 3 starter shack will be demolished.**
- 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? **N/A**
- h. Has any part of the site been classified as an "environmentally sensitive"

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area? **Yes**

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, a stream buffer has been identified with mitigation area for buffer impacts, and the southern most 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 problems with 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? **1400**

- 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 project will comply with SVMC 19.50 and any conditions imposed with project approval.**

9) Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **580 at all income levels.**

- 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: **None.**

10). Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Maximum height as allowed by code for each use. 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?
None
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Requirement for 30% open space developed into passive and active recreational opportunities.

11). Light and glare

- a. What type of light or glare will the proposal produce? **Street lighting, parking lot lighting and residential outside lighting.** What time of day would it mainly occur? **Dusk to dawn.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **No.**
- c. What existing off-site sources of light or glare may affect your proposal?
None known.
- d. Proposed measures to reduce or control light and glare impacts, if any:
None.

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? **No**
If so, describe.

- 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.**

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? **No** If so, generally describe.
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **None known.**
- c. Proposed measures to reduce or control impacts, if any: **N/A**

14). Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. **Interstate 90 lies approximately 4 miles north of the site. Access from the interstate can be via Argonne Rd/ Dishman-Mica Rd or Pines Rd/Madison Rd. The site is bordered by Dishman-Mica Rd, Thorpe Rd and Madison Rd. Interior project streets and parking lot driveways will tie into these roads.** Show on site plans, if any.
- b. Is site currently served by public transit? **No** If not, what is the approximate distance to the nearest transit stop? **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 S Pines Rd and E 32nd Ave., STA route 97 serving the south and east portions of the City of Spokane Valley.**
- c. How many parking spaces would the completed project have? **Because of the variety of uses, this number can not be determined at this time. 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**

1100 spaces. How many would the project eliminate? **None**

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? **Yes** If so, generally describe (indicate whether public or private). **The proposal will require a network of public local access streets to provide access to the residential elements of the project. Access to commercial areas is planned to come off the west entry street, Disman-Mica Road and Thorpe Road. Additional offsite impacts are addressed in the project traffic study.**
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? **No** If so, generally describe.
- f. How many vehicular trips per day would be generated by the completed project? **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 5655 vehicles with a driveway AM Peak Hour Trips of 366 vehicles and a driveway PM Peak Hour Trips of 482 vehicles. For a more detailed breakdown of trips see the Traffic Impact Analysis.** If known, indicate when peak volumes would occur. **Per industry standards the peak volumes would 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**

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)? **Yes** If so, generally describe. **An increase in area population 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 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).

- b. Proposed measures to reduce or control direct impacts on public services, if any. **None.**

16) Utilities

- a. Check utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other - describe **cableTV**.
- 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: Mark Kiglaum



Date Submitted: 9-2-2016

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: _____