

STATE ENVIRONMENTAL POLICY ACT (SEPA) CHECKLIST
City of Spokane Building Department

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 nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: **Palouse Trails Apartments**
2. Name of applicant: **Whitewater Creek, Inc.**
3. Address and phone number of applicant and contact person:
Whitewater Creek, Inc.
PO Box 1478
Hayden ID, 83835
Phone: (208) 772-0108
Fax: (208) 772-0178
Contact: Todd Prescott
4. Date checklist prepared: **July 27, 2015**
5. Agency requesting checklist: **City of Spokane**
6. Proposed timing or schedule (including phasing, if applicable): **Construction to begin in the fall of 2015 with**

completion in 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **SEPA Checklist.**
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. **Applicant is not aware of any other pending governmental approvals.**
10. List any government approvals or permits that will be needed for your proposal, if known. **Site Development permit, Building permits, SEPA determination, NPDES**
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.) **Project proposes developing the 3.81-acre site into multi-family housing. The proposal includes the construction of five apartment buildings totaling 114 units and a community center.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The site is located on parcel 34032.9038 on the Palouse Highway in the City of Spokane. A site plan showing the proposed project is attached.**

Sec. 43, Township 24 R4S03

TO BE COMPLETED BY APPLICANT

EVALUATION FOR
AGENCY USE
ONLY

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)? **Maximum natural slope is approximately 6-percent. Small soil stockpiles are located on the western portion of the project with 2:1 side slopes.**
- 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. **NRCS soil mapping shows the site is Urban Land – Seaboldt, disturbed complex, 0% to 3% slopes.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **There are no surface indications of unstable soils in the vicinity.**
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill. **Earthwork operations will be performed to grade driveways, parking areas, walkways, and building pads for building construction. Approximately 20,000 cubic yards of earthwork is expected. The grading design will attempt to balance earthwork quantities on the site.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Erosion, especially during construction, could occur on the project site. AHBL, Inc. will prepare an Erosion and Sediment Control plan that will use Best Management Practices minimizing erosion potential according to the**

Spokane Regional Stormwater Manual. Pavement and landscaping will be provided to permanently stabilize the site minimizing erosion potential.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Approximately 70% of the site will be covered with impervious surfaces.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **During construction, erosion BMPs will include limiting disturbed areas on the site, stabilization measures such as hydroseeded, mulching, and armoring where appropriate. Silt containment measures may include silt fencing, catch basin protections, interceptor swales, and rock construction entries per Spokane Regional Stormwater Manual requirements.**

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, dust will come from clearing and grading of the site. Exhaust fumes will be generated by construction equipment. The necessary paving activities to complete new road and parking improvements will generate odors. Occupied buildings will increase local automobile emissions and HVAC operations normally associated with residential apartment complexes.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Unknown**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Vehicle emissions are regulated by a combination of Federal, State, and local regulations. All construction equipment and personal vehicles are required to maintain said regulations. During construction, the applicant will water the site and/or streets as necessary to control dust per Spokane Regional Clean Air Agency (SRCAA) requirements. Residential activities such as bar-be-que and wood fires are also regulated by SRCAA and will comply with such requirements.**

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. **There are no waterbodies located in the immediate vicinity of the site.**
- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **No.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **N/A**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **No.**
- 5) Does the proposal lie within a 100-year floodplain? **No.** If so, note location on the site plan. **No. FEMA Flood Insurance Map (Panel No. 53063C0726D) indicates that the site is in the "Zone X" area and as such has been determined to have less than a 0.2% annual chance of flooding.**
- 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? **No.** Give general description, purpose, and approximate quantities if known.

- 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 material will be discharged into the ground. The completed project will be served by 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. **Runoff generated from pollution generating impervious surfaces will be directed by surface flow to bio-infiltration swales for treatment per the Spokane Regional Stormwater Manual. Treated runoff and runoff from non-pollution generating surfaces will be directed to a detention facility to temporarily store stormwater and allow a controlled discharge to the public storm system where the runoff will eventually enter the Hazel's Creek regional stormwater facility.**
- 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: All storm drainage treatment will be designed to meet or exceed the requirements of Spokane County's adopted requirements. **Bio-infiltration and detention facilities will be provided. Closed pipe conveyance systems will also be provided as required.**

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? **Most of the existing vegetation will be removed during clearing and grading activities. Select mature pine trees will be preserved where feasible.**
- c. List threatened or endangered species known to be on or near the site. **There are no known threatened or endangered species near the site.**
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Perimeter landscaping and interior landscaping is proposed.**

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: mice
- Fish: Bass, salmon, trout, herring, shellfish, other: _____
- b. List any threatened or endangered species known to be on or near the site. **There are no known threatened or endangered species near the site.**

c. Is the site part of a migration route? If so, explain. **Spokane is considered to be part of a branch of the Pacific Migratory Flyway. This site does not offer significant habitat in the form of forage or cover to attract migratory birds.**

d. Proposed measures to preserve or enhance wildlife, if any: **No special measures are proposed,**

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. **The site will utilize electricity for illumination and natural gas for heat.**

b. Would your project affect the potential use of solar energy by adjacent properties? **No.** If so, generally describe.

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: **No special measures are proposed.**

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? **No.** If so, describe.

1) Describe special emergency services that might be required. **Police, fire and ambulance services may be needed in the event of an accident or fire.**

2) Proposed measures to reduce or control environmental health hazards, if any: **No special measures are proposed.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **The predominant noise in the area is traffic noise from Palouse Highway.**

2) What types and levels of noise would be created by or associated with the project on short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **During construction activities, the use of equipment and construction activities will create temporary, short-term noise during regular business hours. The completed project will create additional sources of noise typical of multi-family apartment complexes.**

3) Proposed measures to reduce or control noise impacts, if any: **Construction activities will be limited to the times permitted by the City of Spokane.**

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? **The site is currently vacant. It is bounded by the north and east by Palouse Highway, to the south by a single-family residence and to the west by multi-family and commercial development.**

b. Has the site been used for agriculture? **Not to our knowledge.** If so, describe.

c. Describe any structures on the site. **The site is currently vacant.**

d. Will any structures be demolished? **No.** If so, what?

e. What is the current zoning classification of the site? **RMF - Residential multi-family**

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

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" area? If so, specify. **Not to our knowledge.**
- i. Approximately how many people would reside or work in the completed project? **Approximately 250 -300 people will reside at the completed project.**
- j. Approximately how many people would be displaced by the completed project? **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 site is zoned multi-family and the completed project will be compatible with existing land uses in the area.**

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **The project proposes 114 residential units.**
- b. Approximately how many units, if any, would be eliminated? **None.** Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any: **No special measures are proposed.**

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? **The tallest building is 35 feet tall.**
- b. What views in the immediate vicinity would be altered or obstructed? **No views will be obstructed.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **No special measures are proposed,**

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **The proposed project will have site and building lighting that should not introduce glare due to luminaire and lighting layout design.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Lighting will be minimized and shielded to avoid interfering with views, and will not be a safety hazard.**
- c. What existing off-site sources of light or glare may affect your proposal? **None.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Street, pedestrian and building security lighting will be shielded to reduce glare impact on neighboring properties.**

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? **The project will offer an onsite community center and play area for residents. In addition to onsite recreational opportunities, The Southside Sports Complex, Hamblen Park, Ben Burr Park, and Prairie View Park are each within approximately 1 mile from the project 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: **No special measures are proposed.**

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. **Not to our knowledge.**
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site. **To our knowledge, there are no landmarks or evidence of cultural importance on or near the site.**
- c. Proposed measures to reduce or control impacts, if any: **If culturally or historically significant objects are found during site work, the Washington State Office of Archeology and Historic Preservation will be notified and appropriate measures taken.**

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. **The site is served by Palouse Highway. The project proposes two driveways for access onto Palouse Highway.**
- b. Is site currently served by public transit? **No.** If not, what is the approximate distance to the nearest transit stop? **There is a transit stop near East 55th Avenue and Freya Street, approximately 0.35 miles from the site.**
- c. How many parking spaces would the completed project have? How many would the project eliminate? **The project proposes 127 parking stalls, 8 of which are accessible. No existing parking spaces will be eliminated.**
- 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). **City of Spokane has indicated that public frontage curb and sidewalk along Palouse Highway would be required.**
- 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? If known, indicate when peak volumes would occur. **The project will generate approximately 758 new vehicular trips per day.**
- g. Proposed measures to reduce or control transportation impacts, if any: **No special measures are proposed. Project is consistent with the use of neighboring properties.**

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. **Police, fire, and ambulance services may be required in the event of a fire or accident.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **No special measures are proposed.**

16. Utilities

- a. Circle utilities currently available at the site: **Electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

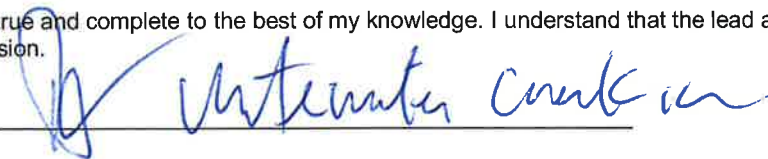
Power: Avista

Sewer and water: City of Spokane

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 Submitted: _____



D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS Not Applicable
(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?

Proposed measures to avoid or reduce such increases are:

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

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?

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? 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