

SPOKANE ENVIRONMENTAL ORDINANCE

(WAC 197-11-970) Section 11.10.230(3)
Mitigated Determination of Nonsignificance (MDNS)

File No. 20-CPA-05

MITIGATED DETERMINATION OF NONSIGNIFICANCE

Description of proposal: The applicant requests a reclassification of the Comprehensive Plan and Zoning designation from Light Industrial (LI) with a Development Agreement to Mixed Use (MU) on 81.05 acres.

Proponent: Greenstone Development, c/o Kevin Schneidmiller, N 1421 Meadowood Ln. Suite 200, Liberty Lake, WA 99019 (509) 458-5860

Location of proposal, including street address: The subject site is generally located east of and adjacent to the Newport Highway and south of Farwell Road in Section 9, Township 26 N, Range 43 EWM, Spokane County, Washington.

The Spokane County Department of Building and Planning has determined this proposal will not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

[x] This MDNS is issued under 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date below. Comments and appeals must be submitted by October 6, 2021.

This determination is based upon the following requested mitigation measures:

Mitigating Measures:

Spokane County Public Works:

For the MDNS we would include the following excerpts from the development agreement:

1. Construct a two-lane minor arterial/collector through the site from Farwell at Crestline to Hawthorne at Helena, per Spokane County arterial road plan. If phased, the first phase will be from Farwell to Pittsburg. This roadway will lie on the west side of the Greenstone property as shown on Exhibit D-1. All public road intersections on this arterial will be controlled using single-lane roundabouts.
2. A new roadway (labeled Crossroads Drive on Exhibit D-1) will link the US 2/Alumina intersection to the Crestline/Helena arterial. This roadway will be three lanes wide, with one lane in each direction, and a center left turn lane. Traffic control with Helena will be with a roundabout.
3. Spokane County has begun planning for a roundabout at the intersection of Hawthorne/Helena, which will be constructed by Developer if sufficient right of way is available or can be obtained. If sufficient right of way is not available for a roundabout, as of December 31, 2025, then Developer will pay a one-time mitigation fee in the amount of \$108,007.00 to Spokane County, which may be applied by Spokane County, at its discretion, for other county road improvements.
4. Pedestrian facilities will be constructed on the north side of Hawthorne Road from Helena Street west to tie into the sidewalk near Nevada Street.
5. A pedestrian/bicycle pathway will be constructed along US 2 that will tie into the pathway recently constructed by Costco. This pathway will extend from the north line of the Costco property, which touches US 2, to the intersection of US 2/Farwell, and tie into the existing Farwell Road sidewalk.

Washington State Department of Transportation:

Washington State Department of Transportation:

The Washington State Department of Transportation (WSDOT) has reviewed the traffic study prepared for the above requested comprehensive plan amendment. Based upon this review certain improvements to US 2 and the surrounding transportation system are needed to mitigate the effects of the traffic generated by this development. Consequently, WSDOT requests that the following mitigations be applied to this project through Spokane County's SEPA process:

1. US 2/North Site Access – The applicant shall upgrade the roundabout by opening the southbound left turn lane and the westbound left turn when deemed necessary by WSDOT. The applicant shall also design and install a roundabout signal meter system when deemed necessary by WSDOT. The applicant shall provide WSDOT a summary of the expected traffic volumes and impacts for each phase of the project. This will be used to determine the need for these and other improvements discussed in the mitigating measures below.
2. US 2/South Site Access – Provide intersection control by installing a right turn in and out only intersection, no lefts will be allowed. A right turn lane may be needed for this intersection, this will be determined at time the connection approval is sought from WSDOT. A raised island may also be required to ensure left turns do not occur. A roundabout meeting WSDOT design/construction requirements may be installed as an option to the right in and out intersection.
3. Farwell Road Access – The proposed access connection to Farwell Road will be limited to right turns in and out and a left turn in. No left turns out will be allowed. WSDOT also reserves the right to prohibit the left turn in movement if it creates an operational or safety issue. Raised islands will be required to ensure the left turns out are prohibited. This access will need to be designed and constructed in a manner that is acceptable to WSDOT.
4. Farwell Road – The applicant shall construct a right turn lane at US 2 and Farwell Road intersection. This lane will need to meet the applicable WSDOT design and construction standards.
5. US 2 Pathway – Provide a multi-use pathway across site's US 2 frontage as well as Farwell Road (parallel to US 2 and Farwell Road) that meets Spokane County standards. This will be located primarily off of WSDOT right of way and will connect to the two intersections along US 2 and the one intersection on Farwell Road.
6. Access control on the two site access points to US 2 and the one site access point to Farwell Road shall be provided to WSDOT in accordance with our design standards.
7. The existing access control fence on US 2 shall remain. As an option this fence may be replaced by the developer with an architectural fence that is acceptable to WSDOT.
8. In order to be able to construct the above improvements, right of way dedication along US 2 and/or Farwell Road may be necessary.
9. The above improvements will need to be designed, funded, and installed by the applicant or subsequent developers. While not specifically identified all other needed elements such as illumination, electrical, drainage, striping, signage, environmental, and other elements will also need to be provided by applicant or subsequent developers per WSDOT design standards, specifications, and requirements.

I acknowledge the above mitigating measures to be modifications and adjustments to the above described proposal and warrant that I will not oppose, object to or contest these measures in the future.

Date: 9/13/2021 Printed/Typed Name: Kevin Schneidermiller

Signature: 

Responsible official: Scott R. Chesney, AICP
Director of Planning
Department of Building and Planning
1026 W. Broadway Ave., Spokane, WA 99260
CountyBuildingandPlanningDepartment@spokanecounty.org

Contact: Maria Maynard, Associate Planner

Phone: (509) 477-3675

Date: 9-15-21

Signature: _____



You may appeal this determination to the Spokane County Hearing Examiner at the Department of Building and Planning, 1026 W. Broadway, Spokane, WA 99260, no later than 4:00 p.m. on October 6, 2021, by completing and signing the appeal form and remitting the appropriate appeal fee.

You should be prepared to make specific factual objections.

Contact: Maria Maynard to read or ask about the procedures for SEPA appeals.

This MDNS was mailed to:

- Spokane County Department of Building and Planning, James Moore
- Spokane County Public Works, David Istrate, c/o Shannon Kinnick
- Spokane County Public Works, Barry Greene
- Spokane County Environmental Services; Chris Knudson
- Spokane County Environmental Services; Kevin Cooke
- Spokane County Environmental Services; Rob Lindsey
- Spokane County Library District; Patrick Roewe
- Spokane County Regional Clean Air Agency; April Westby
- Spokane County Parks and Recreation; Doug Chase
- Spokane County Sheriff; Ozzie Knezovich
- Spokane Regional Transportation Council; Kylie Jones
- City of Spokane, Planning and Neighborhood Services; Tirrell Black
- City of Spokane, Public Works; Inga Note
- City of Spokane Development Services; Eldon Brown
- Whitworth Water District #2; Timothy R. Murrell
- Spokane County Water District#3; Kelly Williquette
- Spokane County Fire District #9
- Mead School District #354; Ned Wendle
- Spokane Transit Authority; Kathleen Weinand
- Spokane Transit Authority; Tara Limon
- Spokane Regional Health District; Paul Savage
- Avista Utilities; Eric Granger
- Bonneville Power Administration; Garry R. Thompson
- Washington State Department of Commerce; Review Team
- Washington State Department of Transportation, Aviation Division, Max Platt
- Washington State Department of Transportation; Greg Figg
- Washington State Department of Ecology; SEPA Registry
- Washington State Department of Fish and Wildlife; Leslie King
- Washington State Department of Health; Brenda Smits

APR - 1 2020

DEPARTMENT OF BUILDING
AND PLANNING

SPOKANE ENVIRONMENTAL ORDINANCE

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

Environmental Checklist

File No.

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

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

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (Part D).

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

A. BACKGROUND

1. Name of proposed project, if applicable: Comprehensive Plan and Rezone Amendment to a portion of Kaiser Aluminum property
2. Name of applicant: Greenstone Corporation
3. Address and phone number of applicant or contact person: N. 1421 Meadowwood Lane Ste. 200 Liberty Lake, WA 99019 Phone: 509-458-5860 Contact: Kevin Schneidmiller
4. Date checklist prepared: 3/16/2020

SPOKANE ENVIRONMENTAL ORDINANCE

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

5. Agency requesting checklist: Spokane County Division of Planning
6. Proposed timing or schedule (including phasing, if applicable): The proposal is to amend the Spokane County Comprehensive Plan Zone Classification from Light Industrial to Mixed Use. This is a Non Project action.
7.
 - a. Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain: Does Not Apply
No defined project at this time.
 - b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain: Remainder of a portion of Parcel # 36096.9063 to North of Proposal.
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. SEPA Checklist dated May 12, 2009
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: None Known
10. List any government approvals or permits that will be needed for your proposal, if known: Spokane County Board of County Commissioners approval of the proposed Comprehensive Plan and Rezone Classification amendment.
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions late in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. This proposal is requesting a Comprehensive Plan Amendment and zone change from Light Industrial to Mixed Use for 81.05 acres located in the southern portion of tax parcel number 36096.9063.
12. Location of the proposal: Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related to this checklist. The proposal is located in Section 09 Township 26 N Range 43 East. A portion of tax parcel number 36096.9060. Generally located south of Farwell Road and east of Highway 2. Legal description a part of application.
13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? Located within Critical Aquifer recharge area.
The General Sewer Service Area? Yes
The Priority Sewer Service Area?
The City of Spokane? (See Spokane County's ASA Overlay Zone Atlas for boundaries.) Outside the corporate boundary of the City of Spokane
14. The following questions supplement Part A:
 - a. Critical Aquifer Recharge Area (CARA)/Aquifer Sensitive Area (ASA):
The subject property is located within the Critical Aquifer Recharge Area of Spokane County

At time of development project must meet CAO 11.20.015

SPOKANE ENVIRONMENTAL ORDINANCE

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

- 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.) Does Not Apply
- 2. Will any chemicals (especially organic solvents or petroleum fuels) be stored in above ground or underground storage tanks? If so, what types and quantities of material will be stored? No. This is a Non Project Action.
- 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. Does Not Apply
- 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? Does Not Apply

b. Stormwater

- 1. What are the depths on the site to groundwater and to bedrock (if known)? Approximately 145 feet to groundwater and 280 feet to bottom of Aquifer
- 2. Will stormwater be discharged into the ground? If so, describe any potential impacts. Does Not Apply

stormwater will be addressed at time of development w/ Spokane County Public Works

To Be Completed By Applicant

B. ENVIRONMENTAL ELEMENTS

Evaluation
For Agency Use Only

1. Earth

- a. General description of the site (circle one):
flat, rolling, hilly, steep slopes, mountains, other:
- b. What is the steepest slope on the site? (Approximate percentage slope?)
Less than 2 percent
- c. What general types of soils are found on the site? (i.e. clay, sand, gravel, peat, muck?) If you know the classification of agricultural soils specify them and not any prime farmland. The soil survey map classifies soil as MbC (Marble Loamy Coarse) McB (Marble Sandy Loam) and SxB (Springdale Gravelly Sandy Loam)

SPOKANE ENVIRONMENTAL ORDINANCE

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

Evaluation
For Agency Use Only

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe: None known
 - e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill: Does Not Apply
 - f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe: Does Not Apply
 - g. About what percentage of the site will be covered with impervious surfaces after project construction? (i.e., asphalt or buildings?) Does Not Apply
 - h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Does Not Apply
- 2. Air**
- a. What type of emissions to the air would result from the proposal (i.e. dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known: Does Not Apply
 - b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe: Does Not Apply
 - c. Proposed measures to reduce or control emissions or other impacts to air, if any: Does Not Apply
- 3. Water**
- a. **Surface**
 - 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds or wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into: Possibility of Type A and B streams.
 - 2. Will the project require any work over, in or adjacent to the described waters (within 200 feet)? If yes, please describe and attach available plans. Does Not Apply
 - 3. Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. Does Not Apply

SPOKANE ENVIRONMENTAL ORDINANCE

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

Evaluation
For Agency Use Only

4. Will the proposal require surface water withdrawals or diversions? Give general description, purpose and approximate quantities if known:
Does Not Apply
5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. No
6. Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. Does Not Apply

b. Ground

1. Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose and approximate quantities if known: Does Not Apply
2. Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve: Does Not Apply

c. Water runoff (including stormwater)

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any. (Include quantities, if known).
Does Not Apply
2. Could waste materials enter ground or surface waters? If so, generally describe: Does Not Apply

- d. Proposed measures to reduce or control surface, ground and runoff water impacts, if any: Does Not Apply

4. Plants

- a. Check or circle type of vegetation found on the site:
- Deciduous tree: *Alder, Maple, Aspen, other*
 - Evergreen tree: *Fir, Cedar, Pine, other*
 - Shrubs
 - Grass
 - Pasture
 - Crop or grain
 - Wet soil plants: *Cattail, Buttercup, Bullrush, Skunk Cabbage, other*

SPOKANE ENVIRONMENTAL ORDINANCE

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

- Water plants: *Water Lily, Eelgrass, Milfoil, other*
- Other types of vegetation
**All of the above are found in rural Spokane County*

Evaluation
For Agency Use Only

- b. What kind and amount of vegetation will be removed or altered?
Does Not Apply
- 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: Does Not Apply

5. Animals

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

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

- b. List any threatened or endangered species known to be on or near the site:
None Known
- c. Is the site part of a migration route? If so, explain:
None Known
- d. Proposed measures to preserve or enhance wildlife, if any:
Does Not Apply

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, wood stove, solar, etc.) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.: Does Not Apply
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe: Not Known
- 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: Does Not Apply

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

SPOKANE ENVIRONMENTAL ORDINANCE

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

occur as a result of this proposal? If so, describe: Kaiser did identify and is aware of a plume of contamination that is in contact with ground water.


Evaluation
For Agency Use Only

1. Describe special emergency services that might be required.
Does Not Apply
2. Proposed measures to reduce or control environmental health hazards, if any: Does Not Apply

b. Noise:

1. What types of noise exist in the area which may affect your project? (i.e., traffic, equipment, operation, other): Does Not Apply
2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis? (i.e., traffic, construction, operation, other). Indicate what hours noise would come from the site: Does Not Apply
3. Proposed measures to reduce or control noise impacts, if any:
Does Not Apply

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?
No current use it is vacant land. There is a turf farm adjacent to the site.
- b. Has the site been used for agriculture? If so, describe:  Irrigation? Pivot!
- c. Describe any structures on the site: None
- d. Will any structures be demolished? If so, which? No
- e. What is the current Zoning Classification of the site?
Light Industrial
- f. What is the current Comprehensive Plan designation of the site?
Light Industrial w/ Development Agreement
- g. If applicable, what is the current Shoreline Master Program designation of the site? NA
- h. Has any part of the site been classified as a Critical Area? If so, specify:
No natural wetlands are identified. There is a man made retention pond. The area is over the Aquifer.
- i. Approximately how many people would reside or work in the completed project? Does Not Apply

SPOKANE ENVIRONMENTAL ORDINANCE

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

- j. Approximately how many people would the completed project displace?
Does Not Apply
- k. Proposed measures to avoid or reduce displacement impacts, if any:
Does Not Apply
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: None Proposed

Evaluation
For Agency Use Only

9. Housing

- a. Approximately how many housing units would be provided, if any? Indicate whether high, middle or low-income housing: Does Not Apply
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing: Does Not Apply
- c. Proposed measures to reduce or control housing impacts, if any:
Does Not Apply

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?
Does Not Apply
- b. What views in the immediate vicinity would be altered or obstructed?
Does Not Apply
- c. Proposed measures to reduce or control aesthetic impacts, if any:
Does Not Apply

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? Does Not Apply
- b. Could light or glare from the finished project be a safety hazard or interfere with views? Does Not Apply
- c. What existing off-site sources of light or glare may affect your proposal?
Does Not Apply
- d. Proposed measures to reduce or control light and glare impacts, if any:
Does Not Apply

12. Recreation

SPOKANE ENVIRONMENTAL ORDINANCE

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

- a. What designated and informal recreational opportunities are in the immediate vicinity? There are outdoor recreational opportunities in the surrounding area.
- b. Would the proposed project displace any existing recreational uses? If so describe: No
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: Does Not Apply

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: None Known
- 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:
None Proposed

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: Site has no existing street frontage.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No The closest transit stop is the Hasting Park and Ride Highway 395 and Hastings Road
- c. How many parking spaces would the completed project have? How many would the project eliminate? Does Not Apply
- 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): Does Not Apply
Future development will require road plan approval.
- e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe: No
- f. How many vehicular trips per ay would be generated by the completed

Transportation
impacts will be addressed
with Spokane County
Public Works &
Washington State
Dept of Transportation

June 2021 TIA address
communication w/ STA

SPOKANE ENVIRONMENTAL ORDINANCE

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

project? If known, indicate when peak would occur.

Does Not Apply

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

Does Not Apply

15. Public Services

- a. Would the project result in an increased need for public services? (i.e., fire protection, police protection, health care, schools, other) if so, generally describe: Does Not Apply
In the future as development is approved the need for public services will be necessary.
- b. Proposed measures to reduce or control direct impacts on public services, if any: None Proposed

16. Utilities


- a. Circle utilities currently available at the site: None currently available to site, but all are within the ability to extend to 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. Does Not Apply
In the future the site will be served by Avista Utilities natural gas and electricity, Water- Spokane County and Whitworth Water District. Sanitary Sewer Spokane County.

SPOKANE ENVIRONMENTAL ORDINANCE

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

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 3/16/2020 Print Name: Kevin Schneidmiller
Signature: 

Proponent Name: Greenstone Corporation
Address: N. 1421 Meadowwood Lane Ste. 200 Liberty Lake, WA 99019
Phone Number(s): Home: Office 509-458-5860 Mobile: 509-599-9255
Email Address: kschneidmiller@greenstonehomes.com

Name of person completing form: Kevin Schneidmiller
Address of person completing form: N.1421 Meadowwood Lane Ste. 200 Liberty Lake, WA 99019
Phone number(s) of person completing form: Office 509-458-5860 Cell 509-599-9255

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: 

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

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

SPOKANE ENVIRONMENTAL ORDINANCE

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

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

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?
Somewhat likely to increase discharge into a stormwater collection system. Somewhat likely to increase emissions from construction activity during construction and longer term emission from traffic associate with development of site. No storage or release of toxic or hazardous substances. Somewhat likely to increase noise.
Proposed measures to avoid or reduce such increases are:
None Proposed at this time.
2. How would the proposal be likely to affect plants, animals, fish or marine life?
Some existing vegetation would be removed and replaced with new landscaped areas. Little to no effect on animals, fish or marine life
Proposed measures to protect or conserve plants, animals, fish or marine life are:
None Proposed at this time
3. How would the proposal be likely to deplete energy or natural resources?
Not very likely
Proposed measures to protect or conserve energy and natural resources are:
None Proposed at this time.
4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmland?
Not likely
Proposed measures to protect such resources or to avoid or reduce impacts are:
None Proposed at this time.
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?
NA
Proposed measures to avoid or reduce shoreline and land use impacts are:
None
6. How would the proposal be likely to increase demands on transportation or public services and utilities?
The proposal will at some point in the future require sewer, water and dry utility services. It will also require new roads that will connect to the existing road system.
Proposed measures to reduce or respond to such demand(s) are:
None proposed at this time.


SPOKANE ENVIRONMENTAL ORDINANCE

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

7. Identify, if possible whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment. None Known

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the agency must withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 3/11/2020 Print Name: Kevin Schneidmiller
Signature: 

Proponent Name: Greenstone Corporation

Address: N. 1421 Meadowwood Lane Ste. 200 Liberty Lake, WA 99019

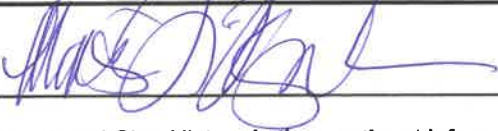
Phone Number(s): ~~Home~~; Office 509-458-5860 Mobile: 509-599-9255

Email Address: kschneidmiller@greenstonehomes.com

Name of person completing form: Kevin Schneidmiller

Address of person completing form: N. 1421 Meadowwood Lane Ste. 200 Liberty Lake, WA 99019

Phone number(s) of person completing form: Office 509-458-5860 Cell 509-599-9255

FOR STAFF USE ONLY	
Staff member(s) reviewing checklist:	<u></u>
Based on this staff review of the Environmental Checklist and other pertinent information, the staff concludes that:	
<input checked="" type="checkbox"/>	A. There are no probable significant adverse impacts and recommends a Determination of Nonsignificance.
<input type="checkbox"/>	B. Probably significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
<input type="checkbox"/>	C. There are probably significant adverse environmental impacts and recommends a Determination of Significance.