Purpose of checklist:

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

Instructions for applicants:

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

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

Instructions for Lead Agencies:

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

Use of checklist for nonproject proposals:

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

As this is a non-project action, at this time only SEPA and Land Use Change approvals would be needed. In the future if a project were to move forward other approvals as contemplated within the Growth Boundary would be necessary to develop the property such as building permits, etc.

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 project proposes to change the current land use code designation from Low Density Residential (LDR) to High Density Residential (HDR). The subject properties total 6.41 acres +/- of undeveloped land. The land is currently vacant and covered with trees, field grass and weeds. Under the current land use the subject properties at 8 units per acres, would be allowed to be developed with 51 units. The subject properties developed to the highest and best use of the property, at the highest density of the proposed zone of 30 units per acre. The properties have the potential to be developed with 192 apartment units.

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 subject properties are located on Farwell Road 300 feet west of the intersection of Farwell Road & Pittsburg Road, within the SW 1/4 of Section 4, Township 26N, Range 43 E, W.M. The parcel numbers for the subject properties are 36043.0129 and 36043.0136.

B. Environmental Elements

1. Earth

   a. General description of the site:
      (circle one): Flat, rolling, hilly, steep slopes, mountainous, other ____________
      The property is generally flat and slopes down from the northwest corner to the southern end.
b. What is the steepest slope on the site (approximate percent slope)?

The slopes vary throughout the site and range from 0% to 8% slope +/-.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

3120 – Marble Loamy Sand, 0 to 8 percent slopes

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

There are no unstable soils listed on Spokane County Maps and there are no indications on site.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

For this non-project action, there is no fill associated with the project.

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

For this non-project action, there is no clearing associated with the project, therefore no erosion would occur as a result.

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

For this non-Project action, there are no impervious surfaces proposed. With future development there maybe 70% of the property covered in impervious surface given the type of zone change request being made.

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

For this non-project action, there is no excavation proposed, so there are no measures to reduce or control erosion on site.
2. Air [help]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

For this non-project action, there are no emissions proposed, with future development residential type and vehicular emissions are anticipated.

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

There are no known off-site emission sources near the property that would affect this property for this zone change or in the future.

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

For this non-project action, there are no measures proposed to reduce emissions.

3. Water [help]

a. Surface Water: [help]

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no permanent bodies of water on 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.

For this non-project action, this element would not apply. For future development, no work is anticipated as there are no bodies of water onsite.

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.
For this non-project action, there is no fill and dredge material anticipated.

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

For this non-project action, no surface water is proposed to be withdrawn or diverted.

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

No, the subject properties are not within a floodplain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

For this non-project action, there is no discharge of waste materials to surface waters proposed. Future development under the proposed zone is anticipated to connect to the county sewer system

b. Ground Water: [help]

Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

For this non-project action, no groundwater is proposed to be withdrawn.

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.

For this non-project action, there is no discharge of waste materials proposed.

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.

For this non-project action, there are no stormwater systems proposed, stormwater will continue to sheet flow as it currently does.

2) Could waste materials enter ground or surface waters? If so, generally describe.

For this non-project action, there are no waste materials proposed.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

For this non-project action, there is no change to existing drainage patterns.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

This non-project action creates nothing that will increase runoff, therefore no measures to mitigate impacts are proposed.

4. Plants  [help]

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

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

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

For this Non-project action, no vegetation will be removed.

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

A review of the USFW IPaC and Washington Fish and Wildlife endangered species websites did not reveal any critical habitat. There are 10 plant species listed in Washington. Of these, none are known to be found on site.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

For this non-project action, no landscaping is proposed.

e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on site.

5. Animals [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

- birds: hawk, heron, eagle, songbirds, other:
- mammals: deer, bear, elk, beaver, other:
- fish: bass, salmon, trout, herring, shellfish, other

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

Following a review of the USFW IPaC Service and Washington Fish and Wildlife Office’s listing of critical or endangered species, we have noted that there are 21 animal species listed in Washington State. Of these, none are known to be found on site; however, the following have habitat that covers this region: Yellow-Billed Cuckoo and Bull Trout. Bull Trout have been rarely observed in the Spokane River; however, stormwater from the project site is not anticipated to affect the Spokane River. Therefore, no impact is anticipated. Additionally, Monarch Butterfly, a candidate species has habitat that covers the property.

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

Spokane County is included in the Pacific fly-way, however there is no known specific migration route over the property.

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

There are no proposed measures for this non-project action.

e. List any invasive animal species known to be on or near the site.
There are no known invasive animal species on the site.

6. **Energy and Natural Resources** [help]

   a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project’s energy needs? Describe whether it will be used for heating, manufacturing, etc.

   For the completion of this non-project action no source of energy will be needed, however Electricity and natural gas are available. Solar and Wind energy maybe available.

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

   This non-project action will not affect solar energy. Future development under the proposed zone is not anticipated to affect solar energy collection by adjacent northern properties considering the setback distance and increase in elevation.

   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:

   For this non-project action, no measures of energy conservation are proposed.

7. **Environmental Health** [help]

   a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

   For this non-project action there are no anticipated exposure risks.

   1) Describe any known or possible contamination at the site from present or past uses.

   There is no known past or present contamination on site.

   2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

   There are no known hazardous chemical/conditions that might affect the
development of the site. There may be Avista natural gas lines within the right-of-way.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

For this non-project action no toxic or hazardous chemicals are proposed to be stored on site, nor does the proposed change in use increase the potential for the storage of toxic or hazardous chemicals beyond those for residential use.

4) Describe special emergency services that might be required.

For this non-project action no special emergency services would be required.

5) Proposed measures to reduce or control environmental health hazards, if any:

As no environmental health hazards are anticipated, no 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)?

Noise from vehicles on Farwell Road and the North-south highway as well as residential activities that are currently present.

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.

For this non-project action, no noise is proposed to be created. A future residential development would have typical residential noise from vehicles, maintenance equipment, and noise from outdoor recreation.

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

No impact is anticipated at this time; therefore, no measures are proposed for this non-project action.

8. Land and Shoreline Use  [help]
a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

To the South, North, East, and Northwest are Low Density Residential properties. To the Southwest is a High Density Residential property that is developed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

The land has not been known to have been used for agriculture in the past.

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

As a non-project action there are no operational interruptions anticipated.

c. Describe any structures on the site.

There are no houses or outbuildings located on site.

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

No structures are proposed to be demolished with this non-project action.

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

The subject properties are currently zoned as LDR.

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

The current comprehensive plan for the subject properties is Low Density Residential.

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

There is no Shoreline Master Program designation on the subject property.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
The property is listed as having no erodible soils, and High susceptibility under CARA.

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

No additional persons are proposed to reside or work on the subject properties with this non-project action. With future development at highest and best use 327 persons (192*1.7) may reside onsite. With the current zoning only 138 persons (51*2.7) may reside onsite.

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

Nobody would be displaced by this non-project action,

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

For this non-project action there are no proposed measures, as there are no displacement impacts as a result of this action.

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

Projected development in the area is anticipated to be a mixture of high, medium, and low density residential, and regional commercial. The proposed change to high density residential will match into the parcel to the south

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

For this non-project action there are no proposed measures, as there are no anticipated impacts as a result of this action.

9. Housing [help]

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

As a non-project action, no housing will be constructed. Under the current zoning 51 units may be built (6.41 x 8 units/ ac) With future development at highest and best use 192 units may be built (6.41 x 30 units/ ac) Developed units would be middle income bracket units

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
For this non-project action, no residential units would be eliminated. With future development no residential units would be eliminated.

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

For this non-project action, there are no proposed measures.

10. Aesthetics  [help]

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

There are no proposed structures, proposed with this non project action. Future development would be allowed to the maximum allowed (50 feet) within the zone. Exterior material is typically vinal siding for apartment buildings.

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

No views would be altered or obscured by this non project action. Future Development would restrict ground level views similar in height to the existing onsite ponderosa pine trees.

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

For this non-project action there are no proposed measures.

11. Light and Glare  [help]

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

For this non-project action, no light or glare will be produced. A future project on the subject properties may incorporate street and building lighting consistent with High Density Residential land uses.

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

No light will be produced with this non-project action.

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

None known at this time.
d. Proposed measures to reduce or control light and glare impacts, if any:

There are no proposed measures for this non project action.

12. Recreation [help]

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

There are recreation opportunities at Camelot Park, Northwoods Park, Pine Acres Par 3, Wandermere Golf Course and the informal recreation at Northwood Middle School, and Farwell Elementary School.

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

For this non project action and with future development, no recreation facilities will be displaced.

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

As there is no anticipated impact, there are no measures proposed at this time.

13. Historic and cultural preservation [help]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no known places or objects on the property given a WISAARD search.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

There are no known landmarks or evidence on the property.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
A Wisaard search through the department of archeology and historic preservation website was conducted for the subject and adjacent properties.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no proposed measures at this time. A future construction project may be required to conduct a Cultural Resource Survey, and have an Inadvertent Discovery Plan (IDP) prior to excavation.

14. Transportation [help]

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

The property has access to Farwell Road, a urban principal arterial.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No, the closest transit stop is approximately 1.0 miles away at the intersection of Hastings Road & Division Street.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

For this non-project action, no parking spaces would be provided.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

For this non-project action, no roads or street improvements will be completed with the project.

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

This non-project action does not occur within the immediate vicinity of these services, therefore, the non-project or any future actions are not anticipated to use these alternative modes of transportation.
f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

For this non-project action, no additional trips are proposed to be generated, with approval in future applications additional trips may be generated.

Per the planning level trip generation and distribution letter, that was prepared to analyze the highest and best use of the proposed zone as Multi-Family Dwelling Units, the potential 192 units of a concept apartment site are anticipated to generate 65 AM peak hour trips, 83 PM peak hour trips and 1,045 average daily trips to and from the property. Please see the PLTGD for a complete comparison of trip generation for the existing and proposed zoning.

Per the PLTGD the difference in zoning is anticipated to generate 23 additional AM peak hour trips, 29 additional PM peak hour trips, and 485 additional average daily trips to/from the site.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

For this non-project action no trips will be generated that would interfere with the movement of agricultural and forest products.

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

There are no proposed measures for this non-project action at this time.

15. Public Services [help]

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

For this non-project action, and Future Development no additional public services are anticipated.

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

There are no proposed measures for this non-project action.
16. **Utilities** [help]

a. Circle utilities currently available at the site:
   electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other ___________

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

For this non-project action, no utilities are proposed to be used.

C. **Signature** [HELP]

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

Signature:  

Name of signee  **Ben Goodmansen, E.I.T.**  
Position and Agency/Organization  **Whipple Consulting Engineers, Inc.**  
Date Submitted:  **4-21-22**
D. Supplemental sheet for nonproject actions [HELP]

(IT IS NOT NECESSARY to use this sheet for project actions)

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

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

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The proposal would allow for a multi-family residential development that would increase the amount of household water and air discharges. The proposal as a residential development would not be anticipated to store or release any toxic or hazardous substances. However when an equal number of SFR units is compared to an equal number of MFDU, the MFDU utilize 63 percent less ERUs than a standard household.

Proposed measures to avoid or reduce such increases are:

A multi-family development is regulated and while the addition of residences to the area would be an increase, the amount of increase is not anticipated to have an impact given the nearby utility infrastructure.

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

Development under either zoning code would remove existing vegetation where necessary during construction and provide appropriate landscaping, that at the completion, will provide some structure and animal resources in an urban development. However, it would not create habitat that would draw animals away from habitat outside of the UGA.

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

There are no proposed measures, other than existing rules and regulations.

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

The property does not provide energy or natural resources for a business of industry. However, the increase in density does preserve a potable water resource as Multi family developments use 63% less water per unit than a single family residential unit.
Proposed measures to protect or conserve energy and natural resources are:

There are no proposed measures, other than existing rules and regulations.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

There are no environmentally sensitive areas on site or adjacent to the property. So a development under either zone is not anticipated to affect environmentally sensitive or designated areas.

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

There are no proposed measures, other than existing rules and regulations.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

There are no shorelines on the property, so development under either zone would have no impact.

Proposed measures to avoid or reduce shoreline and land use impacts are:

There are no proposed measures, other than existing rules and regulations.

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

The proposal may increase traffic on local roads and intersections please see the planning level trip generation letter. However, an equivalent 192 SFR unit development would generate more traffic than the proposed 192 HDR units.

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

There are no proposed measures at this time.
7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

There are no known conflicts with local, state, or federal laws.

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: [Signature]

Name of signee: Ben Goodmansen, E.I.T.


Date Submitted: 4/21/22