

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

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 impact 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 or 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:

Adding new chapters AHMC 5.14, AHMC 5.15 and AHMC 17.14, regarding finalized Medical Cannabis and I-502 Retail regulations

2. Name of applicant:

City of Airway Heights

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

**1208 S. Lundstrom St
Airway Heights, WA 99001**

4. Date checklist prepared:

4/27/2014

5. Agency requesting checklist

City of Airway Heights

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

Final City Council Action: August 18, 2014; Effective: August 23, 2014.

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.

This is a non-project action. Other environmental review will need to be prepared at the time of project development and what will be required will depend on the specifics of a project.

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.

The applicants who are I-502 producers, processors, and retailers require approval and licensing from the State of Washington prior to opening an I-502 cannabis facility.

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

As this is a proposed change to the City's development codes, namely AHMC Titles 5 and 17, it is mandated that the Department of Commerce and eight other State agencies be notified and provided an opportunity to comment. Copies will also be forwarded to local agencies, FAFB and SIA for comment and review. The applicants who are I-502 producers, processors, and retailers require approval and licensing from the State of Washington prior to opening an I-502 cannabis facility.

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.

This is the City of Airway Heights' final regulations regarding the dispensing, processing, producing, and retailing of cannabis, as authorized under both the I-502 retail standards and RCW 69.51A authorized medical cannabis

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.

This amendment applies citywide. Airway Heights is located in west-central Spokane County approximately seven (7) miles west of the City of Spokane. Its corporate boundary covers approximately 6.25 square miles, bounded on the east to Deer Heights Road, on the west by Craig Road, and by Deno Road to the north and McFarlane Road to the south. T. 25 N R. 41 E, S. 13, E. W.M. pt. 14, pt. 22, 23, 24, 25, 26, pt. 27, pt. 35, pt.36.

To be completed by applicant

B. ENVIRONMENTAL ELEMENTS:

1. Earth

a. General description of the site (circle one): Flat rolling, hilly, steep slopes, mountainous, other Airway Heights is generally flat, with little elevation change..

b. What is the steepest slope on the site (approximate percent slope)?

Airway Heights is generally flat with very little elevation change, less than 10% city-wide and very few minor areas exceeding 20%.

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.

Soils are generally Cheney series stony and gravelly loam which is well drained and medium textured. This area is also a "dump site" for the Great Montana Flood, leaving random basalt rock deposits throughout the area.

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

Agency Use Only

If so, describe.

None known

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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 water bodies of this type located in Airway Heights except for three retention ponds located on the Spokane County Raceway property and another located at the Northern Quest Casino property. However, as this is a non-project action, any needed mitigation for this type of activity will be determined at the time of specific application.

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, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

No. Airway Heights is not within a 100-year 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.

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, all wastewater discharge in Airway Heights is processed at the City's AWRF or to approved septic systems. Discharge of wastewater to surface waters is not permitted.

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water?

Give general description, purpose, and approximate quantities if known.

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals...; agricultural: etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

c. Water runoff (including storm water)

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, all stormwater is required to be contained "onsite".

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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,

_____ water plants: water lily, eelgrass, milfoil, other

X other types of vegetation

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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:

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

5. Animals

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

birds: (hawk), heron, (eagle), (songbirds), (other) _____

mammals: (deer), bear, elk, beaver, (other) _____

fish: bass, salmon, trout, herring, shellfish, other: _____

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

None known.

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

None specified. However, some bird migration across or over the City is likely.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, the production facilities may need high-powered lighting and environmental systems beyond what is normally found in a commercial application.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, any proposed facility will be required to meet the 2009 Washington State Energy Code, 2012 IBC, IMC, IPC, and IFC.

7. Environmental Health

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

1) Describe special emergency services that might be required.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

b. Noise

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

Nothing specific, as this is citywide non-project action. However, there are aviation overflights, ambient noise from SR-2, and other day-to-day activities, such as construction on specific sites, that may create noise. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

Nothing specific, as this is citywide non-project action. However, there are aviation overflights, ambient noise from SR-2, and other day-to-day activities, such as construction on specific sites, that may create noise. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

8. Land and Shoreline Use

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

This is a citywide action. There are various land-uses throughout the City. These include residential, commercial, industrial, and public uses.

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

Generally, not within the last 20 years or more. There is still one agricultural use located within the City's incorporated boundaries.

c. Describe any structures on the site.

Various structure types as this is a citywide action.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

This is a citywide action. There are different zoning designations throughout the City. These include residential, commercial, industrial, and public zones, among others. However, this overlay only applies to property zoned as Commercial.

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

This is a citywide action. There are various comprehensive plan land-use designations throughout the City. These include residential, commercial, industrial, and public designations, among others.

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

There are no shorelines in Airway Heights, and therefore the City does not have a shoreline master program.

h. Has any part of the site been classified as an "environmentally sensitive" area?

If so, specify.

This is a citywide, non-project action. There are no known environmentally sensitive areas in Airway Heights except for City wellheads and some old retention ponds located in the Spokane County Raceway property that have been listed as critical areas. However, none of those sites would be eligible for the I-502 or Medical Cannabis uses being proposed in this amendment.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, this amendment proposal is intended to finalize the City's cannabis regulations and will be incorporated into the City's relevant plans.

9. Housing

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action, and the proposed uses in this amendment are not permitted in residential zones.

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?

Nothing specific at this time, as this is a non-project action.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

11. Light and Glare

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application. However, the City has existing standards that require all lighting to be directed so that the light does not extend beyond the property line and is directed towards the ground.

12. Recreation

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

As this is a citywide action, Sunset, Shorty Combs, Cleaveland, and Traditions City Parks, the County Raceway Park, Northern Quest Casino, and Sunset Elementary are in the vicinity. However, the proposed standards prohibit I-502 or Medical Cannabis within 1,000' of a City park and other defined existing uses.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any approved residential uses are subject to a park impact mitigation fee that is contributed towards the City's parks through the payment. Any needed mitigation for this type of activity will be determined at the time of specific application.

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No, as this is a non-project action. However, the City of Airway Heights is located in the Spokane Tribe of Indian's traditional range. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

Potentially any street within, or connecting to, the City of Airway Heights street system, as this is a citywide, non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

There are transit stops along US-2, Sprague Ave, and other stops throughout the City. However, as this is a citywide, non-project action, there are no specified routes or stops impacted.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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).

No, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

b. Proposed measures to reduce or control direct impacts on public services, if any.
None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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.

None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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: 5/30/2024

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 the elements of the environment.

When answering these questions, be aware of the extent of 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.

To be completed by applicant

Agency Use Only

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?
As this is a non-project action seeking to change a City zoning that only applies to certain Commercially zoned properties, this action will not have any affect on the amount of hazardous materials released. Any needed mitigation for this type of activity will be determined at the time of specific application.

Proposed measures to avoid or reduce such increases are:
None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?
As this is a non-project action seeking to change a City zoning that only applies to certain Commercially zoned properties, this action will not have any affect on the flora or fauna located within the City. Any needed mitigation for this type of activity will be determined at the time of specific application.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:
None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

3. How would the proposal be likely to deplete energy or natural resources?
As this is a non-project action seeking to change a City zoning that only applies to certain Commercially zoned properties, this action will not have any affect on the energy sources or natural resources located within the City. Any needed mitigation for this type of activity will be determined at the time of specific application.

Proposed measures to protect or conserve energy and natural resources are:
None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

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?
As this is a non-project action seeking to change a City zoning that only applies to certain Commercially zoned properties, this action will not have a specified affect on any environmentally sensitive areas or areas protected by government located within the City. Any needed mitigation for this type of activity will be determined at the time of specific application.

Proposed measures to protect such resources or to avoid or reduce impacts are:
None, as this is a non-project action. Any needed mitigation for this type of activity will be determined at the time of specific application.

