

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 of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

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

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

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

Use of checklist for nonproject proposals:

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

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

A. BACKGROUND

1. Name of proposed project, if applicable:
SPO Balmer
2. Name of applicant:
Verizon Wireless
3. Address and phone number of applicant and contact person:
5501 NE 109th Court, Suite A-2, Vancouver, WA 98662
Angela Raymond at 509.998.9015

4. Date checklist prepared: June 4, 2014
5. Agency requesting checklist: Airway Heights Planning Department
6. Proposed timing or schedule (including phasing, if applicable): As soon as Building Permit is Approved
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. None
Potential for up to 2 additional arrays to be added in future AB
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. Unknown *SEP*
SEPA J-List AB
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. NO
~~FAA + FATH~~
~~permit, COP~~
~~required~~
10. List any government approvals or permits that will be needed for your proposal, if known. SEPA, FAA/FCC Determination and Approvals
Conditional use permit, AH AB
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. The applicant is proposing to install a new 80' telecommunication facility and related equipment all within a fenced leased area.
40' x 40' area
Up to 2 additional arrays may be added AB
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. See attached site plan. 904 S. Hayford Road, Spokane, WA 99201.
NW portion of parcel #
#15244.0039 AB

B. ENVIRONMENTAL ELEMENTS:

1. Earth

a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____.

b. What is the steepest slope on the site (approximate percent slope)?
0%

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. Unknown

*Cheney loam, sand,
some clay and
basalt*

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. NO.

e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill. Small amount of grading to level the leased area.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. Erosion will not occur as a result of clearing or construction. *stan*

Standard erosion controls will be required, as needed

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 5%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: None proposed.

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. Excavation for tower and placement of equipment. Minimal activity.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. NO.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: NONE

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.

Not to my knowledge and none visible from the proposed site.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected.

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

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. No. N/A

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 discharges of waste materials to surface waters? If so describe the type of waste and anticipated volume of discharge. NO.

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.

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. N/A

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. No water in connection to project.

2) Could waste materials enter ground or surface waters? If so, generally describe. NO.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any: None. N/A

4. Plants

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

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

b. What kind and amount of vegetation will be removed or altered? None.

That necessary to clear 40' x 40' area
AR

c. List threatened or endangered species known to be on or near the site. None to my knowledge.

None known
AR

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: None.

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: _____ X _____
mammals: deer, bear, elk, beaver, other: _____ X _____
fish: bass, salmon, trout, herring, shellfish, other: _____ X _____

b. List any threatened or endangered species known to be on or near the site.
None to my knowledge

c. Is the site part of a migration route? If so, explain. NO.

*Not a defined route,
but migratory birds
do fly over city
site on occasion
N/A*

d. Proposed measures to preserve or enhance wildlife, if any: None. N/A

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. Electric and phone.

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

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: None. Minimal draw for equipment.

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.

1) Describe special emergency services that might be required. None. N/A.

- 2) Proposed measures to reduce or control environmental health hazards, if any: None. N/A

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? During a one month period there will be contractors and equipment on site. Going forward one visit per month.

*Standard const.
noise
N/A*

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. None other than a backup generator, that will only run when the power is out or for testing.

- 3) Proposed measure to reduce or control noise impacts, if any: None. Minimal noise.

*Standard const.
requirements N/A*

8. Land and Shoreline Use

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

b. Has the site been used for agriculture? If so, describe. No.

*Not in ~~the~~ at least
20-years N/A*

c. Describe any structures on the site. One commercial building.

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

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

*C-2, General Commercial
N/A*

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

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

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify. NO.

- i. Approximately how many people would reside or work in the completed project? None.
- j. Approximately how many people would the completed project displace? None.
- k. Proposed measures to avoid or reduce displacement impacts, if any: N/A
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: Infrastructure for telecommunication services within a commercial area.

*Conditional Use
Permit Process
HAB*

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. None.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. None.
- c. Proposed measures to reduce or control housing impacts, if any: None.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? 80' tower.
- b. What views in the immediate vicinity would be altered or obstructed? None
- c. Proposed measures to reduce or control aesthetic impacts, if any: sight obscuring fence.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None unless required by FAA.
This proposed ~~Text Amendment~~ will have no affect on light or glare
- b. Could light or glare from the finished project be a safety hazard or interfere with views? NO.
- c. What existing off-site sources of light or glare may affect your proposal? None.

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

12. Recreation

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

None.

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

None.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: None.

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. Unknown

*No
AB*

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

*None
HB*

c. Proposed measures to reduce or control impacts, if any: None.

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. Fronts on Hayford Road.

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

c. How many parking spaces would the completed project have? How many would the project eliminate? Will use the existing parking on site. Will not eliminate any parking.

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). None.

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 day would be generated by the completed project? If known, indicate when peak volumes would occur. 1 -2 per month

g. Proposed measures to reduce or control transportation impacts, if any:
None.

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.

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

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. Electricity and phone.

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: Amber Reynolds of Verizon Wireless

Date Submitted: 6/6/2014

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.

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

Proposed measures to avoid or reduce such increases are:

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

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

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

Proposed measures to protect or conserve energy and natural resources are:

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

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

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

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

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

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

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.