

RECEIVED

FEB 10 2015

A. BACKGROUND

PLANNING & DEVELOPMENT SERVICES

1. Name of proposed project, if applicable: SPO Glass
2. Name of applicant: Proland, LLC on behalf of Verizon Wireless
3. Address and phone number of applicant or contact person: 509-939-6202
S. 2607 SE Blvd., B-214, Spokane, WA 99232
4. Date checklist prepared: 1/25/15
5. Agency requesting checklist: City of Spokane Planning and Building Dept.
6. Proposed timing or schedule (including phasing, if applicable): Upon issuance of CUP
estimate March/April of 2015
7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No
- b. Do you own or have options on land nearby or adjacent to 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 his proposal. None at this point.
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
10. List any government approvals or permits that will be needed for your proposal, if known. CUP, BP, SEPA

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 proposes to construct a telecommunications facility with a 60-foot monopine tower and related materials within an leased area.

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.

~~2607 S. Southeast Blvd. #B214, Spokane, WA 99223.~~

4108 N. Monroe St., Spokane, WA.

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

The action lies within the City of Spokane.

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (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).

Stormwater is currently handled by drywells.

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

NO.

- (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.

No chemicals will be stored on site.

- (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?

No Chemicals will be stored on site.

b. Stormwater

- (1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown.

- (2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

The site has existing pavement and will not create additional impervious surface. All stormwater generated on site will be mitigated on site.

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. Flat

- b. What is the steepest slope on the site (approximate percent slope)? The slope of the proposed site is 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, assume sand and gravel.
- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
There is no known history of unstable soils in the immediate area.
- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Concrete slab and footing approximately 11'.5" X 20' for per-fabricated equipment shelter.
- 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, construction or use.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? There will be not change to impervious surface. Construction will occur on existing asphalt.
- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: Not necessary.

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 and grading for tower and shelter; 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, N/A

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 our knowledge and none are 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 the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A None.
- (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? NO If so, note location on the site plan.
Not to our knowledge.

- (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.

NO.

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? 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 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.

None, N/A.

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). Where will this water flow? Will this water flow into other waters? If so, describe.

No water in connection with project.

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

No, there is a self contained, double contained diesel bladder within shelter.

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

N/A.

4. Plants

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

_____ Deciduous tree: *alder, maple, aspen, other.*

 X Evergreen tree: *fir, cedar, pine, other.*

 X Shrubs

 X Grass

_____ Pasture

_____ Crop or grain

_____ Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage,*
other.

_____ Water plants: *water lilly, eelgrass, milfoil, other.*

_____ Other types of vegetation.

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

- c. List threatened or endangered species known to be on or near the site. Not to our knowledge.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: A six (6) foot landscape buffer will be planted along the entire perimeter of the leased area. Vegetation will include evergreen trees.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site 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: None were seen onsite

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

None to our knowledge.

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

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

None.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, 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.

- 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 radio 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. A diesel generator that will be contained.

- (1) Describe special emergency services that might be required.
None.

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

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 workers and equipment on site. Going forward approximately 1 visit or less per month.

- (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 back up generator, which only runs when the power is out or for testing radio equipment and A/C HVAC.

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

8. Land and shoreline use

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

- b. Has the site been used for agriculture? If so, describe. _____
NO.

- c. Describe any structures on the site. Residential structures.
- d. Will any structures be demolished? If so, which? _____
NO.
- e. What is the current zoning classification of the site? _____
Residential Single Family (RSF).
- f. What is the current comprehensive plan designation of the site? Residential 4-10.
- 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 a critical area? If so, specify. NO.
- i. Approximately how many people would reside or work in the completed project?
None, this is a unmanned facility.
- 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 residential area.

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? 60'.
- b. What views in the immediate vicinity would be altered or obstructed? None.
- c. Proposed measures to reduce or control aesthetic impacts, if any: None.

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 the FAA.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? Not to our knowledge.
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- c. What existing off-site sources of light or glare may affect your proposal? None to our knowledge.

- 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? A public park.

- 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: 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.

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

- 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. existing access by Wall Street.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? One block.
- c. How many parking spaces would the completed project have? How many would the project eliminate? None would be eliminated. Existing parking on-site.
- 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.
- 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 would occur. 1-2 per month

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

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

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. Electricity and fiber/telephone.

- 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.
Century Link will bring in telephone and Avista will bring in Power.

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: 1/30/15 Signature: 

Please Print or Type:

Proponent: Derek Budig representing American Tower Corp. Address: 2607 S. Southeast Blvd., Spokane, WA 99223

Phone: (509) 939-6202 _____

Person completing form (if different from proponent): _____ Address: _____

Phone: _____

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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. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.
- C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

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Date: 11/30/15 Signature: 

Please Print or Type:

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Phone: _____

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