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**SEPA ENVIRONMENTAL CHECKLIST**

**Purpose of checklist:**

PLANNING & DEVELOPMENT SERVICES

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:** [\[help\]](#)

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:**

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:** [\[help\]](#)

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.

A. BACKGROUND

- 1. Name of proposed project, if applicable:

SPO Sherman

- 2. Name of applicant:

Verizon Wireless (VAW) LLC

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

Andy Hambright / 617 8<sup>th</sup> Avenue South, Seattle, WA 98104 / 206-356-7731

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4. Date checklist prepared:

2/15/2015

5. Agency requesting checklist:

City of Spokane, WA, Planning and Development Services Department

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

Timing to be determined based on permit issuance.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No specific additions or expansions are proposed at this time. Future proposed equipment upgrades and expansions possible, depending on how technology evolves. The monopole is being designed for collocation, so proposals for additional installations by other wireless carriers possible in the future.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Phase I and geotechnical reports.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

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

City of Spokane, WA Type II Administrative Conditional Use Permit, Building and Electrical Permits.

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.)

Verizon Wireless proposed to install a 70' above ground level monopole with antenna mounts, together with associated ground based equipment inside a 40'x40' (1600 sq ft) fenced compound.

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.

**Site Address:** No address assigned. Legal Description below:

LOTS 18, 19, 20 AND 21, BLOCK 4, FIRST ADDITION TO THIRD ADDITION TO RAILROAD ADDITION, AS PER PLAT RECORDED IN VOLUME "C" OF PLATS, PAGES 23 & 24, RECORDS OF SPOKANE COUNTY;

TOGETHER WITH THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJACENT TO LOTS 18, 19, 20 AND 21,

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

**Tax Parcel ID:** 35173.1220

**Lat/Long Coordinates:** N 47-39-28.41 / W 117-24-15.09

Site is proposed on the Northern portion of the above referenced parcel.

## **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)?**

There really are no slopes on the site. Site is flat. North end of parcel is approximately 1939' above sea level, and South end of site is approximately 1941' above sea level.

#### **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.**

Silt and clay topsoil with very heavy rocky subsurface.

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

No.

#### **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:**

No proposed fill or grading proposed.

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

No, this is a flat site with very little excavation planned. Use will be minimal as the site will be unmanned, generating 1-2 visits per month in a single vehicle.

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

Approximately 300 square feet

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

Temporary erosion control plans will be submitted as required with building permit.

## 2. Air

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.

During construction there will be vehicle emissions and dust from construction. Upon completion, facility is a passive use that will generate 1-2 vehicle trips per month. Negligible emissions, as site is currently used as a parking lot anyway.

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

No. Facility is unmanned and unaffected by dust and odor.

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

None proposed.

## 2. Water

a. Surface Water:

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.

No.

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.

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

No.

- 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 Water:

- 1) 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.

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.

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.

Source of any runoff is rain water and/or snow melt, which will be dispersed on the surrounding parcel through natural sheet flow, and will absorb into the soil.

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

No.

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

No.

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

None.

4. **Plants** [help]

- a. Check the types of vegetation found on the site: [help]

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 - Weeds

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

None. Area where site will be has no growth, just dirt. Parcel consists of dirt, rocks and weeds.

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

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

No additional landscaping is proposed. Landscaping, if any, will be planted per the requirements of the City Spokane, as required for permits.

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

None known.

## 5. Animals

- 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: rodents (mice, rats, etc.)  
fish: bass, salmon, trout, herring, shellfish, other:

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

None known.

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

No.

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

None.

- e. List any invasive animal species known to be on or near the site.

None known.

## 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.

Primary power source will be electrical. Diesel generator proposed for emergency backup power.

- 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.

## 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.

Proposal will contain diesel generator and electrolyte for backup battery power. Risk of spill and environmental hazard is extremely low, as diesel and electrolyte will be contained and site secured.

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

None known.

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.

None known.

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.

Diesel fuel in contained and secured tank for backup power.

4) Describe special emergency services that might be required.

No additional special services required.

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

Approved, pre-engineered containment for power systems and their fuel sources. None other proposed.

## b. Noise

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

None. Facility will be un-manned and unaffected by noise.

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.

Very short term noise during the construction phase. Long term noise from ground equipment, which will be within statutory noise limits.

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

Locate site equipment at appropriate distance from receiving property lines.



**8. Land and shoreline use**

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.

Site parcel is currently used as a parking and turn-around area by property owner. Adjacent properties include commercial businesses to the South, East and West.

This proposal will not affect the current use of the subject parcel or the adjacent parcels.

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?

No. None.

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:

No. No farming or forest land in the vicinity.

c. Describe any structures on the site.

None. Site is a vacant lot.

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

No.

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

General Commercial 150 (GC-150)

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

General 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 a critical area by the city or county? If so, specify.

No.

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

None, this is an 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:

We will be submitted for Land Use Permits and Building Permits with the City of Spokane.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No forest or agricultural lands nearby.

## 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:

N/A.

## 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?

70' above ground level monopole. Monopole is made of steel, and will be painted a non-glare neutral color to blend with surroundings.

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

Monopole will be visible from surrounding properties, but should not obstruct territorial views.

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

Tower will be painted as per City recommendations in order to be least aesthetically imposing.

#### 11. Light and glare

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

None.

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:

Neutral, non-glare paint finish on monopole.

#### 12. Recreation

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

Walking, running, biking.

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. Facility will be secured and is on private property.

#### 13. Historic and cultural preservation

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 located on or near the site? If so, specifically describe.

None known.

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.

None.

- 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.

Historic maps, GIS data, NEPA.

- 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.

None.

#### **14. Transportation**

- 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.

Site will be accessed via East Riverside Avenue.

- 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. Site is not intended for public access. Nearest transit stop is off of Sprague Avenue, approximately 80 yards from Project Area.

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

Site will not eliminate any designated business parking. Existing parking will be utilized 1-2 times per month for an hour or so for routine site maintenance.

- 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).

None needed. Any improvements made will be per City requirements when requesting permits.

- e. Will the project or proposal 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 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?

After construction, trips will be limited to 1-2 times per month.

- 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.

No.

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

Traffic to and from the site will be minimal after construction is completed. No additional measures are proposed.

#### 15. Public services

- 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.

Public services which may apply to this project are police and fire, and those already exist in the area. This facility will be unmanned.

- 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:

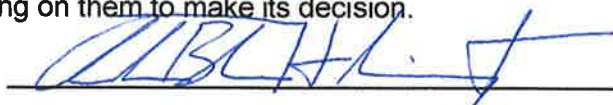
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,  
other \_\_\_\_\_

- 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 will be provided by Avista; telephone and fiber TBD.

**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 Andreson B. Hambright \_\_\_\_\_

Position and Agency/Organization Site Acquisition Consultant, Lexcom Development Inc.

Date Submitted: 3/2/2015