

**WAC 197-11-960 Environmental checklist.**

ENVIRONMENTAL CHECKLIST

*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 impacts 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:

Comprehensive Plan Land Use Designations and Zoning for the proposed City of Spokane West Plains Annexation and Airfield overlay Zoning and Airfield Influence Area Comprehensive Plan Policy

2. Name of applicant:

City of Spokane

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

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Planning Services Department  
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4. Date checklist prepared:

October 22, 2010

5. Agency requesting checklist:

City of Spokane

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

The Airfield Overlay Zones and related Airfield Comprehensive Plan policy will go into effect for the area within the City of Spokane jurisdiction after adoption by the City Council. It is expected that the Council will adopt these changes early in 2011.

Though the Land Use and Zoning for the West Plains annexation area are expected to be adopted by the City Council in early 2011, they will go into effect upon the West Plains annexation being completed. This is currently scheduled for January 1<sup>st</sup>, 2012.

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

The process to update the Spokane International Airport Master Plan has begun and will be completed in September of 2011. Additionally, a multijurisdictional Joint Land Use Study (JLUS) to address the areas surrounding Fairchild Air Force Base is on the horizon. The proposed Airfield Overlay Zones will be reviewed once these efforts are completed to determine if changes are warranted.

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

*Fairchild, Joint Land Use Study, September 2009*

*Air Installation Compatible Use Zone (AICUZ) Study, 2007*

*Felts Field, Airport master Plan, 2005*

*Spokane International Airport Plan Layout, 2002*

*Spokane International Airport Master Plan Update, 1993*

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.

This is a non-project action affecting many properties throughout the City and areas proposed to be annexed by the City. As such it is likely that there are pending government approvals affecting property covered by the proposal.

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

The City of Spokane City Council will need to adopt these proposed changes by ordinance.

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.)

Adoption of zoning and emergency Comprehensive Plan land use designations for the pending West Plains Annexation area. Proposed zoning and Comprehensive Plan land use designations will match the existing Spokane County zoning and land use designations as closely as possible. As the proposed annexation area includes areas impacted by the Spokane International Airport and Fairchild Air Force Base, Interim Airfield Overlay Zoning and emergency Airfield Influence Area Comprehensive Plan Policy is also proposed. In order that the City have consistent airfield policy city wide the proposed Air Field Overlay Zoning and Airfield Influence Area Comprehensive Plan policy also addresses areas around Felts Field that are not located in the proposed annexation area.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if

reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The proposed West Plains Annexation area extends west of the current City of Spokane limits along US Highway 2 and includes the entire Spokane International Airport properties. The southern boundary of the annexation closely follows the Airport property lines. The entire annexation area is north of Interstate 90. (Please see attached maps).

The proposed Airfield Overlay Zoning will apply to areas within the proposed annexation area at the time of annexation and to areas within the City of Spokane surrounding Spokane International Airport, Fairchild Air Force Base and Felts Field. The proposed Airfield Influence Area Comprehensive Plan policy will apply to the areas surrounding aviation facilities within the City of Spokane and areas within the Urban Growth Area if those areas are annexed in to the City of Spokane.

**B. ENVIRONMENTAL ELEMENTS**

**1. Earth**

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

N/A, non-project action.

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

N/A, non-project action.

- 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.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

None as a part of this proposal.

a. **Air**

- a. What types 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.

N/A, non-project action.

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

N/A, non-project action.

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

Proposed Airfield Overlay regulations prohibit uses with emissions inhibiting pilot visibility.

**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.

N/A, non-project action.

- 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.

N/A, non-project action.

- 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.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

- 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.

N/A, non-project action.

**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.

N/A, non-project action.

- 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.

N/A, non-project action.

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.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

**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?

N/A, non-project action.

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

N/A, non-project action.

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

The proposed Airfield Overlay Zoning would require that stormwater facilities within the overlay zones comply with the *Washington State Department of Transportation Aviation Stormwater Design Manual Best Management Practices*. The guidelines discourage the use of native plants that will attract wildlife hazardous to aircraft.

**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:

N/A, non-project action.

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.

N/A, non-project action.



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

N/A, non-project action.

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

As stated above the proposed code will reference the *Washington State Department of Transportation Aviation Stormwater Design Manual* which includes guidelines for avoiding wildlife that is hazardous to aircraft.

**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.

N/A, non-project action.

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

The proposed Airfield Overlay Zoning regulations prohibit objects that result in glare in the eyes of pilots using the airports or objects that obstruct regulated airspace. As such proposed photovoltaic arrays located in the Airfield Overlay Zone would have to be designed to comply with these standards.

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:

**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.

N/A, non-project action.

1) Describe special emergency services that might be required.

N/A, non-project action.

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

The proposed Airfield Overlay Zoning regulations seek to prevent unhealthy exposure to aircraft noise and also minimize the risk and severity of aircraft accidents.

**b. Noise**

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

N/A, non-project action.

- 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.

N/A, non-project action.

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

The proposed Airfield Overlay Zoning regulations seek to prevent noise sensitive uses from locating in areas highly impacted by aircraft noise. Additionally, the regulations set a maximum standard for indoor noise level for uses that are allowed in these impacted areas.

**8. Land and shoreline use**

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

N/A, non-project action.

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

N/A, non-project action.

c. Describe any structures on the site.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

The City of Spokane Plan Commission will review the proposed regulations and Comprehensive Plan policy for compatibility with the Comprehensive Plan.

**9. Housing**

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

**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?

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

**11. Light and glare**

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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

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

The proposed Airfield Overlay Zoning regulations prohibit uses that would cause light or glare that inhibits pilot navigation.

**12. Recreation**

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

N/A, non-project action.

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

N/A, non-project action.

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

The proposed regulations would discourage the sitting of inappropriate recreational uses in areas impacted by air traffic.

**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.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

**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.

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

- 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).

N/A, non-project action.



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

N/A, non-project action.

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

N/A, non-project action.

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

N/A, non-project action.

**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.

N/A, non-project action.

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

Schools would be prohibited in the Airfield Overlay Zones because the risk of aircraft accidents and the negative impacts of aircraft noise on students. Additionally, critical community infrastructure would be prevented from locating in the areas of highest risk.

**16. Utilities**

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

N/A, non-project action.

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.

N/A, non-project action.

**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: Kathleen L. [Signature]

Date Submitted: October 26, 2010

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

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

The proposal is not likely to directly increase any of these occurrences.

Proposed measures to avoid or reduce such increases are:

None proposed.

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

The proposed Airfield Overlay Zoning would require that stormwater facilities within the overlay zones to comply with the *Washington State Department of Transportation Aviation Stormwater Design Manual* Best Management Practices. The guidelines discourage the use of native plants that will attract wildlife hazardous to aircraft. This will likely result in the areas within the Airport Compatibility Zone becoming less valuable as animal habitat.

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

None proposed.

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

The proposal is not likely to directly result in the depletion of energy or natural resources.

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

None

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?

The proposed West Plains annexation area and Airfield Influence Areas contain environmentally sensitive areas, historic areas and farmlands. This proposal will not directly impact the characteristics of these sensitive areas.

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

None proposed.

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?

The proposed West Plains zoning and land use designation will closely match the existing Spokane County designations. The proposed Airfield Overlay Zoning regulations would limit uses that are considered incompatible with airport uses. This is consistent with the City of Spokane Comprehensive Plan policies. Because the proposed zoning is an overlay it would not negate any existing regulations that implement the Comprehensive Plan or the Shorelines Master Plan policies.

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

The object of the proposed regulations is to reduce land use impacts.

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

The proposal is not likely to directly increase demand on public transportation or services.

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

None.

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

The proposal should not conflict with local, state or federal laws or requirements for protection of the environment.