State Environmental Policy Act (SEPA)
ENVIRONMENTAL CHECKLIST

File No. ________________

PLEASE READ CAREFULLY BEFORE COMPLETING THE 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 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: Pacific Steel Branch Relocation Project

2. Applicant: Hansen-Rice, Inc.

3. Address: 1717 E. Chisholm Dr.
   City/State/Zip: Nampa, ID 83687 Phone: (208) 442-4278
   Agent or Primary Contact: Melanie Hodge
   Address: Same as above
   City/State/Zip: Same as above Phone: Same as above
   Location of Project: Spokane, WA
   Address: 2901 E. Trent Ave., Spokane, WA 99202
   Section: 12 Quarter: NW Township: 25 Range: 43 E
   Tax Parcel Number(s) 35152.2507, 35152.2202, 35152.2208, 35152.2207, 35152.2205, and a portion of 35152.2303.

4. Date checklist prepared: February 16, 2021

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable): Spring-Fall 2021

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. A parcel adjacent and to the NE of the project, most of which will be consumed by WSDOT through eminent domain for a new connector between Hwy 395 & Hwy 90

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. None
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 application or proposal pending government approval is affecting this property.

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

Building permit, grading permit, railroad permit

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 site is approximately 15 acres and will involve the construction of two warehouse buildings (10,000 sqft. & 26,000 sqft), new asphalt parking lot and access road, on-site storm drain and retention facilities, and relocation of an existing on-site rail spur.

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 application related to this checklist. 

The site is located at 2901 E. Trent Ave., Spokane, WA in the SW 1/4 of the NW 1/4 of section 12, township 25 North, Range 43 East. See attached vicinity map. The site consists of the following tax parcels: 35152.2507, 35152.2202, 35152.2208, 35152.2207, 35152.2205, and a portion of 35152.2303.

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 site lies within the SVRP Aquifer Boundary, so it is within the ASA. The site is also located within the General Service Area, the Priority Area, and 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). **None**

(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. **There are no plans for toxic or hazardous chemicals to be stored or used during the proposed construction or during plant operation after construction is completed.**

(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**
b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)? Anticipated to be greater than 50 feet below ground surface (bgns) to groundwater and greater than 100 bgns to bedrock

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts. __________
Yes, but there will be no potential impacts

B. ENVIRONMENTAL ELEMENTS

1. Earth
a. General description of the site (check one):
   ☒ Flat  ☐ Rolling  ☐ Hilly  ☐ Steep slopes  ☐ Mountainous
   Other: Benched

b. What is the steepest slope on the site (approximate percent slope)? 2:1 (50%)

   __________

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.
   __________
Site contains a significant undocumented fill top layer that will need to be removed in build areas. Beneath this is glaciofluvial poorly graded gravel with silt and sand (GP-GM) and glaciofluvial silty gravel with sand (GM).

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: **Site will involve approximately 250,000 sqft of new buildings and pavement. Approximately 10,000 cubic yards of undocumented fill will be hauled off due to proposed site grading and inability of the soil to be used as structural fill.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. _____
   Yes, erosion control BMPs will be used during construction to reduce or prevent erosion and retain sedimentation within the site.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt, or buildings)? **50%**

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: _____
   **Silt fences, fiber waddles, inlet protection**

2. Air

a. What type 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. **Engine emissions from heavy equipment during construction and operation after construction is complete.**

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 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 the 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? If yes, 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 discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.  No

b. GROUNDWATER:

(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.  No waste material will be discharged into the ground.
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. The only runoff will be storm water. It will flow into drainage inlets and to retention facilities for on-site treatment and infiltration into the ground.

(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.

Bio-infiltration swales will be used to collect and treat storm water runoff.
4. Plants

a. Check the type of vegetation found on the site:
   
   Deciduous tree:  □ alder  □ maple  □ aspen
   Other:  **Unknown deciduous trees**
   
   Evergreen tree:  □ fir  □ cedar  □ pine
   Other:  
   
   □ Shrubs  □ Grass  □ Pasture  □ Crop or grain
   □ Orchard, vineyards or other permanent crops
   
   Wet soil plants:  □ cattail  □ buttercup  □ bullrush  □ skunk cabbage
   Other:  
   
   Water plants:  □ water lily  □ eelgrass  □ milfoil
   Other:  **Weeds**
   Other types of vegetation:  

b. What kind and amount of vegetation will be removed or altered? **Site will be stripped. All existing weeds will be removed. A few of the small trees will be removed. Proposed improvements include new landscaping and tree buffer along the site boundary. After construction is completed, the site will have more trees than before.**

c. List threatened and endangered species known to be on or near the site. **Water Howellia**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Grass, trees, and shrubs**
e. List all noxious weeds and invasive species known to be on or near the site. 

Dalmation Toadfax, Spotted Knapweed

5. Animals

a. Check and 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:

Birds: □ hawk □ heron □ eagle □ songbirds

Other: Crows, robins

Mammals: □ deer □ bear □ elk □ beaver

Other:

Fish: □ bass □ salmon □ trout □ herring □ shellfish

Other: 

Other (not listed in above categories): 

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

Yellow-billed Cuckoo

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**

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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. **Electricity will be used for general building lighting, convenience wiring, process equipment operation, and miscellaneous maintenance activities. Natural gas will be used for occupied space heating.**

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

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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:  

   - C406.2 – More efficient HVAC and fan performance
   - C406.3.2 – Reduced Lighting Power Option 2

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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. **None known**
(1) Describe any known or possible contamination at the site from present or past uses.  

  Lead, fuel spills, and unknown fill materials

(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.  

  Underground gas lines present but will not affect development and design.

(3) Describe any toxic or hazardous chemicals/conditions 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.  

  The property has received a third-party environmental assessment within the last five years. No known toxic or hazardous chemicals were stored, used, or produced on the property in the past, and there are no plans for such during the proposed construction or during plant operation after construction is completed.

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

(5) 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)? Traffic and equipment operation

(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. Heavy equipment operation during daytime working hours producing noise levels up to and possibly above 130 dBA.

(3) Proposed measure to reduce or control noise impacts, if any: On-site personnel will be required to wear PPE for hearing protection

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. Portion of the site is used for metal recycling plant, remainder is not currently in use. All adjacent properties are used for manufacturing and other industrial purposes.

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
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**

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c. Describe any structures on the site. **One 1500 sqft shop**

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d. Will any structures be demolished? If so, which? **No**

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e. What is the current zoning classification of the site? **Some parcels are Light Industrial, others are Heavy Industrial.**

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

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

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h. Has any part of the site been classified as a critical area by the city or the county? If so, specify. 
   No

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

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: 
   Coordination with the City

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: 
   None, N/A
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? **30' tall, metal siding**
   
   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? ____________

   Parking lot and equipment yard lighting from dusk to dawn

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? ____________

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 buildings, structures, or sites, located on or near the sited 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

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. No

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 archaeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. None

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, N/A
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. ________
   Trent Ave. and Regal St., sidewalk and driveway approaches

b. Is 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 ________
   It is a ¾ mile walk to the nearest bus stop

(c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? The proposed improvements consist of all new asphalt paving and striping. Existing asphalt will be demolished. The existing site has 88 parking spaces. After construction the site will have 54 parking spaces for employees and visitors.

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). ________
   It will include new sidewalk, curb + gutter, and landscaping along Regal St.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. ________
   On-site rail spur for rail transport of recycled metal products
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 non-passenger vehicles). What data or transportation models were used to make these estimates? **Twenty-five (25) trips per day for employees, and an average of five (5) tractor-trailer trips per day. These figures were provided by the owner. A traffic study is in progress.**

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

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: **None**

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. **No increase since project involves relocation of nearby facilities**

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

a. Check 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: **Site will maintain services for electricity (Inland Power), natural gas (Avista), water (City), telephone (CenuryLink), sanitary sewer (City), and refuse (City). Necessary improvements include underground services both on-site and in the ROW as well as an on-site trash enclosure.**
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: 2-17-21          Signature: Kevin Strobel

Please Print or Type:

Proponent: Kevin Strobel          Address: 1114 North Ralph

Phone: 509-535-1673             Spokane, WA 99202

Person completing form (if different from proponent): Jake Murphy, E.I. - Horrocks Engineers

Phone: 208-895-2520 Ext. 822          Address: 2775 W. Navigator Drive, Suite 210

Meridian, ID 83642

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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.